

APPENDIX X

Northwest Specific Plan



City of Rohnert Park
Northwest Specific Plan
Southern Area (Part "B")
Final Draft

2004
PARSONS

City of Rohnert Park

Northwest Specific Plan

Southern Area (Part "B")

December 2004

TABLE OF CONTENTS

Chapter/Section	Page
1. INTRODUCTION	
A. Background and Plan Purpose	1
B. Planning Process	1
C. Specific Plan Contents	1
D. How to Use This Plan	2
E. Statutory Authority	2
F. Relationship to Other Plans and Regulations	3
2. DESCRIPTION OF PLAN AREA	
A. Regional Setting	4
B. Local Setting	4
C. General Site Characteristics	4
D. Jurisdictions	7
3. PLAN GOALS AND POLICIES	
A. Relationship to the General Plan	9
B. Land Use Policies	10
C. Growth Management	13
D. Community Design	14
E. Transportation	21
F. Open Space	24
G. Wastewater	25
H. Environmental Conservation	26
I. Seismic and Geologic Hazards	28
J. Housing	30
4. LAND USE ELEMENT	
A. Introduction	31
B. Land Use Policies	31
C. Land Use Designations	32
D. Land Use Designations Summary	47
E. Development Standards	48
5. CIRCULATION ELEMENT	
A. Circulation Policies	51
B. Existing Circulation	51
C. Roadway Classifications and Standards	51
D. Transit Service	52
F. Pedestrian and Bicycle Circulation	52
G. Emergency Vehicle Access	52
H. Roadway Phasing	52

NORTHWEST SPECIFIC PLAN
TABLE OF CONTENTS

6. PUBLIC SERVICES ELEMENT	
A. Introduction	54
B. Access and Circulation	54
C. Water Service	55
D. Sanitary Sewer Service	56
E. Storm Drainage System	56
F. Financing	56
7. DESIGN GUIDELINES	
A. Introduction	58
B. General Design Principles	58
C. Residential Design Guidelines for Single Family Housing	61
D. Additional Residential Design Guidelines for Multifamily Housing	74
E. Additional Design Guidelines for Specific Plan Areas	75
F. Design Guidelines for Large Retail/Commercial	76
G. Additional Design Guidelines for Commercial	77
H. Landscaping	78
8. IMPLEMENTATION ELEMENT	
A. Introduction	82
B. Actions Required for Adoption	82
C. Development Review and Approval Process	83
9. ACKNOWLEDGEMENTS	84
10. APPENDICES	85
11. CONSULTANT TEAM	86

NORTHWEST SPECIFIC PLAN
TABLE OF CONTENTS

List of Figures	Page
Figure 2-1 Specific Plan Areas	5
Figure 2-2 General Plan Diagram	6
Figure 2-3 NWSPA Southern Area Property Ownership	8
Figure 4-1 NWSPA Land Use and Circulation Plan	32
Figure 4-2 Residential Cluster Site Plan	35
Figure 4-3 Residential Cluster - Facades	36
Figure 4-4 Inspiration Imagery	37
Figure 4-5 Multifamily Housing	38
Figure 4-6 Multifamily Housing	39
Figure 5-1 Phasing Plan	53
Figure 7-1 Residential Architectural Guidelines	64
Figure 7-2 Residential Architectural Guidelines	65
Figure 7-3 Residential Architectural Guidelines	66
Figure 7-4 Residential Architectural Guidelines	67
Figure 7-5 Residential Architectural Guidelines	68
Figure 7-6 Residential Architectural Guidelines	69
Figure 7-7 Residential Architectural Guidelines	70
Figure 7-8 Residential Architectural Guidelines	71
Figure 7-9 Residential Architectural Guidelines	72
Figure 7-10 Residential Architectural Guidelines	73
List of Tables	
Table 2-1 NWSPA Parcels (south of Wilfred Ave.)	7
Table 3-1 Land Use Program - Northwest Specific Plan Area	12
Table 4-1 Uses Permitted in Residential Zones	41,42
Table 4-2 Uses Permitted in Commercial Zone	42,43,44
Table 4-3 Uses Permitted in Industrial Zone	45,46
Table 4-4 NWSPA Land Use Program	47
Table 4-5 NWSPA - Northern Area (Part "A") Land Use Program	47
Table 4-6 NWSPA - Southern Area (Part "B") Land Use Program	48
Table 4-7 NWSPA - Southern Area Planned Land Use Program	48
Table 4-8 Development Standards: Commercial, Industrial and Single Family Residential	49
Table 4-9 Development Standards: Multifamily Residential	50

1. INTRODUCTION

A. Background and Plan Purpose

The present document has been prepared in response to the City of Rohnert Park's Municipal Ordinance No. 671 which pertains to Chapter 17.57, SP-Specific Plan District of the Municipal Code. This chapter outlines the requirements for the preparation, adoption and implementation of Specific Plans in certain areas of the community. The Northwest Specific Plan area, the subject of this Plan document, was identified in the City's General Plan, as adopted in July of 2000. The purpose of the Plan, consistent with the aims of Chapter 17.57, SP-Specific Plan District, is to provide a vehicle for ensuring that this area of the City is master planned. It is also to ensure that the phasing and ultimate development of the property involved is consistent with a vision which is both consistent with the existing community and responsive to the vision of the General Plan.

B. Planning Process

As outlined in the aforementioned Chapter of the Municipal Code, there are two primary phases of activity that the Specific Plan process entails. The first of these is the submission of a Preliminary Application that is then followed with a Specific Plan, the subject of the present document. A Preliminary Application for the Northwest Specific Plan was initially submitted to the City of Rohnert Park in June of 2003 and subsequently revised on several occasions as input was received from both the City of Rohnert Park's Planning Commission and City Council. In preparing the Preliminary Application, the property owners – Redwood Equities Investments – undertook the preparation of a variety of engineering and technical studies to both document the existing conditions on the site as well as to develop some preliminary concepts for the physical development of the land uses and activities established for this area in the General Plan. The present document reflects, therefore, the information contained in the Preliminary Application as well as the subsequent refinement of plan concepts and incorporates feedback from the City's representatives. Following the Specific Plan procedure, the present document will be submitted to the City of Rohnert Park and, upon completion of environmental documentation, will be submitted to the Planning Commission and City Council for review and public hearings. Upon the approval of the City Council the Plan will be implemented as an ordinance.

C. Specific Plan Contents

The present Plan contains the following four elements:

- Land Use, which establishes the land use pattern and standards for uses allowed in the plan area;

- Circulation, which, based on the transportation requirements generated by the land uses in the Plan area, establishes a circulation system necessary to accommodate vehicular and pedestrian movements.
- Design Guidelines, which address recommended site planning, building and open space relationships, architecture and land design and public access; and
- Implementation, which provides information on the actions needed to implement the Plan, including General Plan and zoning changes, if needed, and phasing.

D. How to Use This Plan

As adopted by the City of Rohnert Park, the Plan represents a public document which establishes the amount, type and location of urban development that will be permitted in the Northwest Specific Plan area. The Plan also provides development standards and design guidelines for the development and recommends specific actions to implement the plan and financing methods and sources to fund improvements.

When the property owners move forward to implement the project, the detailed development plans will be subject to review by the City for consistency with the Specific Plan. It is anticipated that the future development plans for the area will be consistent with the Specific Plan and therefore the environmental issues associated with development will have been assessed in the environmental documentation which will be prepared as part of the Specific Plan process. Further assessment, if required, can be limited to site-specific impacts of the individual development plans.

Subsequent steps in the development process, including Development Area Plans, subdivision and other procedures are administered according to the Municipal Code.

E. Statutory Authority

California Law, specifically Section 65450-65457 of the Government Code, empowers cities to employ specific plans to provide for the systematic implementation of the General Plan by linking the implementing policies of the General Plan with the individual development proposals in a defined area.

This Specific Plan conforms to the various principles and requirements of State Planning and Zoning Law, Article 8, Specific Plans of Chapter 3. Local Planning by providing the following information:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
- (5) A statement of the relationship of the specific plan to the general plan.

F. Relationship to Other Plans and Regulations

The Northwest Specific Plan Area (NWSPA) is within both the City of Rohnert Park and Sonoma County. Policy documents and ordinances of both of these jurisdictions provide guidance on the development process and requirements in the plan area. State and regional agencies also exercise jurisdictional authority over development activities in the plan area. The following City and County plans and policy documents apply to the plan area:

- City of Rohnert Park General Plan
- City of Rohnert Park Zoning Ordinance
- Sonoma County General Plan
- Sonoma County Zoning Ordinance

2. DESCRIPTION OF PLAN AREA

A. Regional Setting

The City of Rohnert Park is located in central Sonoma County approximately a one hour drive north of the San Francisco Bay Area. With the Pacific Ocean to the west, the community lies within the Cotati Valley and is bounded to the south by the City of Cotati while the City of Santa Rosa lies to the north.

B. Local Setting

As shown in Figure 2-1, the Northwest Specific Plan Area (NWSPA) lies in the extreme northwest corner of the City of Rohnert Park. The NWSPA is bounded to the north by Millbrae Avenue, to the east by Dowdell Ave., to the south by Business Park Drive, and to the west by Langer Ave. The Wilfred/Dowdell Specific Plan Area abuts the NWSPA on a portion of the eastern boundary of the Plan Area. As shown in Figure 2-2, the City of Rohnert Park General Plan diagram, the land uses intended for development within the NWSPA include residential, commercial, office, industrial and parks. The present Plan concerns the properties located to the south of Wilfred Ave. which comprise more than half of the NWSPA¹

C. General Site Characteristics

The NWSPA consists of relatively flat land rising gently from west to east with no significant natural or manmade features or changes in topography.

1. Land Use

The majority of the land is currently unimproved and vacant. There are a number of small single-family dwellings with several ancillary buildings which are located along the south side of Wilfred Ave. between Labath and Dowdell Avenues.

¹ On February 25, 2003, the City of Rohnert Park authorized the NWSPA to be divided into two areas ("A" and "B") in order to proceed with the authorization of all necessary plans and studies for the area south of Wilfred Ave.

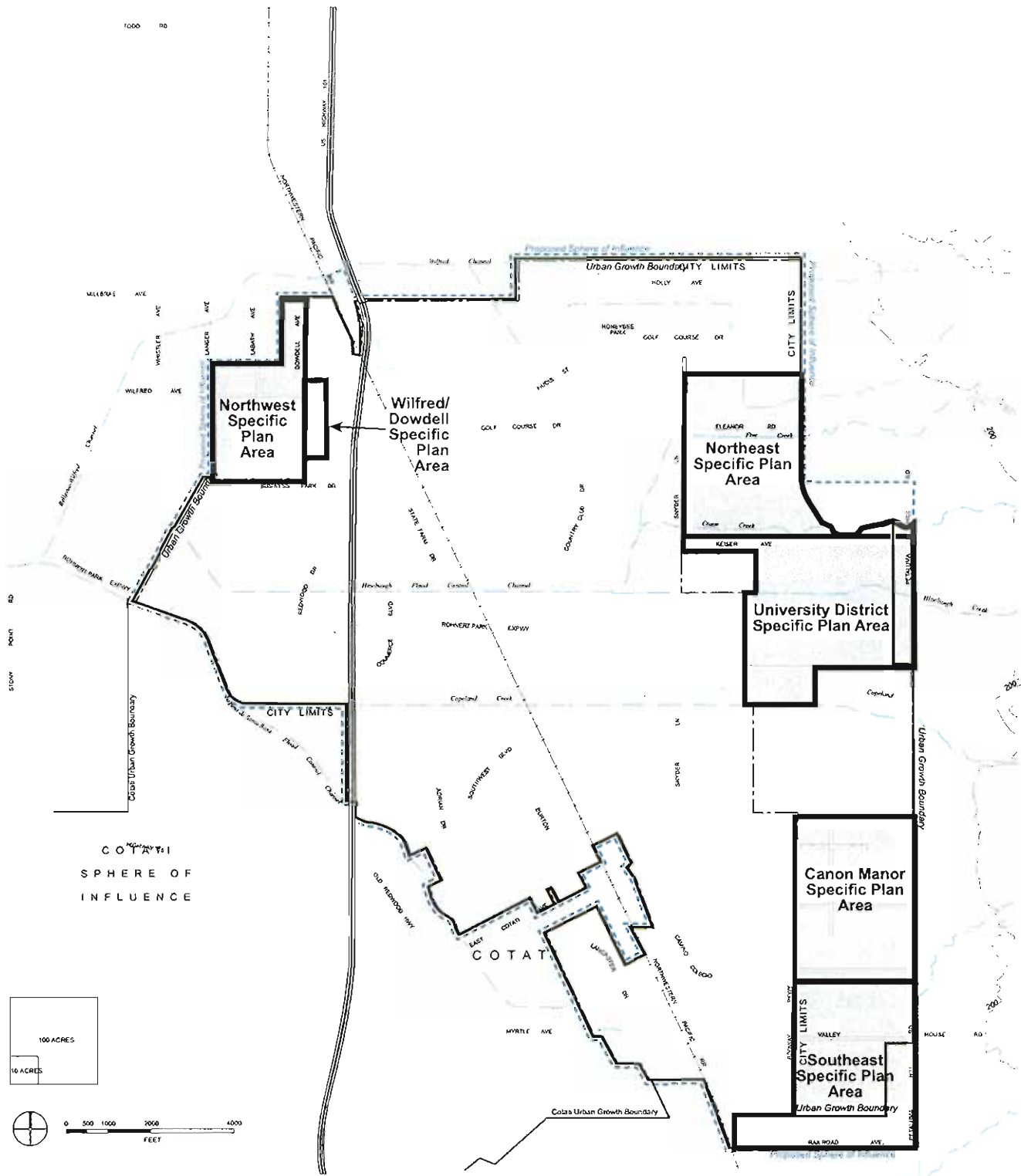
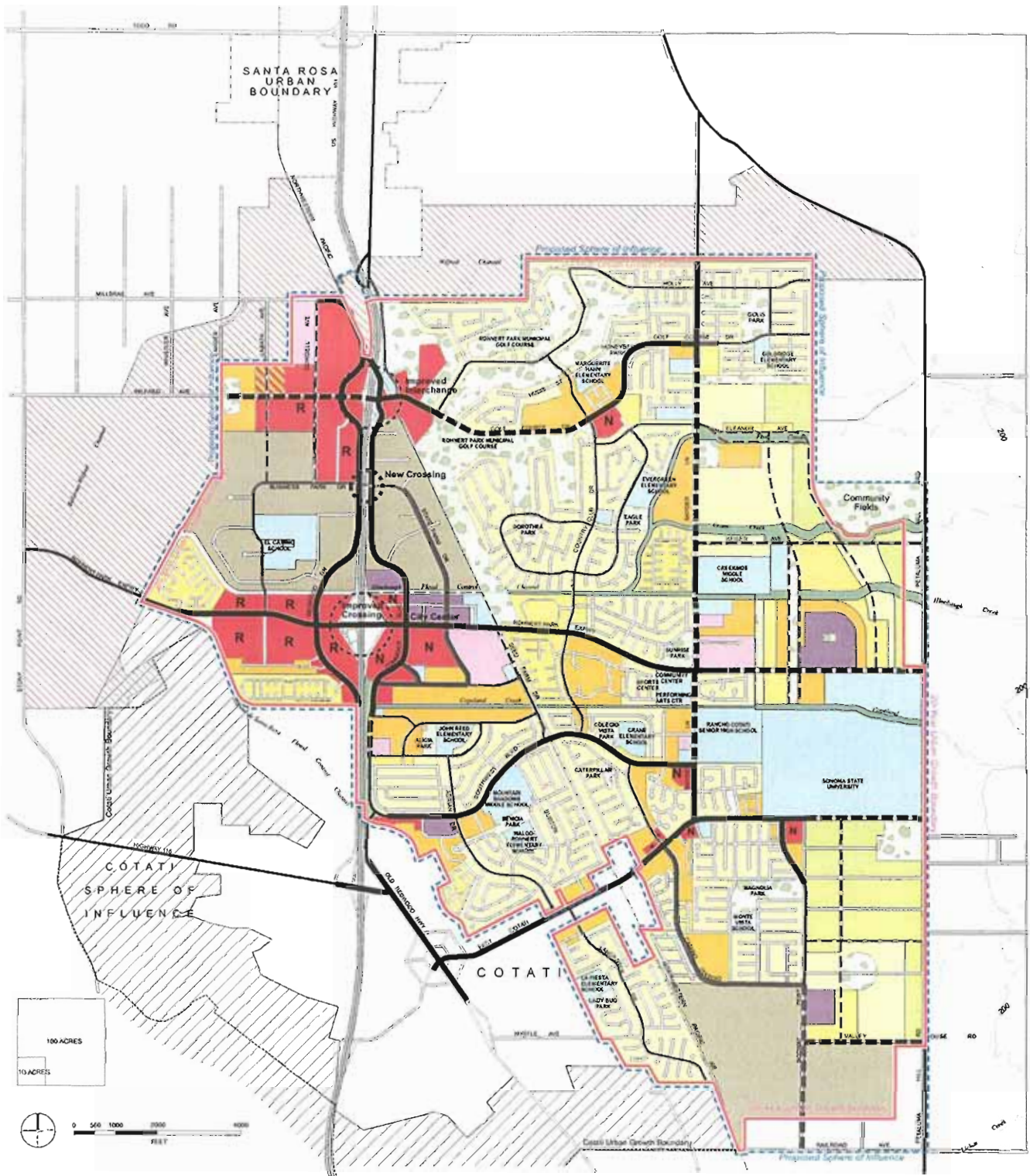


Figure 2-1
Specific Plan Areas



- Rural Estate Residential (up to 2 un/ac)
- Low Density Residential (4-6 un/ac)
- Medium Density Residential (6-12 un/ac)
- High Density Residential (12-30 un/ac)
- Commercial
N Neighborhood Commercial
R Regional Commercial
- Industrial

- Mixed Use
- Office
- Public/Institutional
- Parks
- Open Space-Environmental Conservation

- Open Space-Agriculture and Resource Management
- Community Separator
- 20-Year Urban Growth Boundary
- EXISTING Major Arterial (4-6 lanes)
- PROPOSED Major Arterial (4-6 lanes)
- Minor Arterial (2 lanes)
- Major Collector (4 lanes)
- Minor Collector (2 lanes)

All maps are intended to be consistent with the General Plan Diagram. Additional adjustments to the other maps may be made for consistency

Figure 2-2
General Plan Diagram

2. Parcelization and Ownership

The present Plan concerns the properties located to the south of Wilfred Ave. which comprise more than half of the NWSPA. The following table provides information on the various parcels of land within the southern part of the NWSPA (i.e. south of Wilfred Ave.), the acreage of each parcel, and the owners thereof. The general pattern of ownership is shown on Figure 2-4.

Table 2-1 NWSPA Parcels (south of Wilfred Ave.)

Parcel Number	Acres	Owner	% of Total	Applicants
045 073 001 000	46.15	Redwood Equities Investments	45.22%	X
045 073 002 000	2.56	Redwood Equities Investments	2.51%	X
045 073 003 000	1.04	Redwood Equities Investments	1.02%	X
045 074 001 000	0.48	David Mc Carville	0.47%	
045 074 002 000	0.26	Frederick Robertson	0.25%	
045 074 003 000	0.26	Mark C. & Margaret M. Harryman	0.25%	
045 074 004 000	1	Steven Paul Bordessa	0.98%	
045 074 006 000	1	David M. Stone et al	0.98%	
045 074 007 000	5	Mustafa Abuhalawa et al	4.90%	*
045 074 009 000	26.15	Redwood Equities Investments	25.62%	X
045 074 010 000	6.15	Redwood Equities Investments	6.03%	X
045 074 011 000	1.49	Peter Z. Jackson	1.46%	
045 074 012 000	0.52	James Graham Coffey	0.51%	
045 074 014 000	1.5	Redwood Equities Investments**	1.47%	X
045 074 015 000	5	Philip G. Matyas	4.90%	*
045 074 016 000	3.5	Redwood Investment Equities**	3.43%	X
Totals	102.06		100.00%	84.27%

* Proponents, but not Applicants.

** Properties are owned by Thomas B. and Leslie C. Chauncy and currently optioned for purchase by Redwood Equities Investments.

3. Jurisdictions

The NWSPA falls entirely within the city limits of the City of Rohnert Park. Other government agencies with jurisdiction in the plan area include:

- State of California Regional Water Quality Board, which reviews and regulates activities that affect water quality in California;
- State of California Department of Fish and Game, which reviews projects affecting fish and wildlife habitat; and
- Department of the Army - Corps of Engineers which regulates activities and development in the navigable waters of the United States

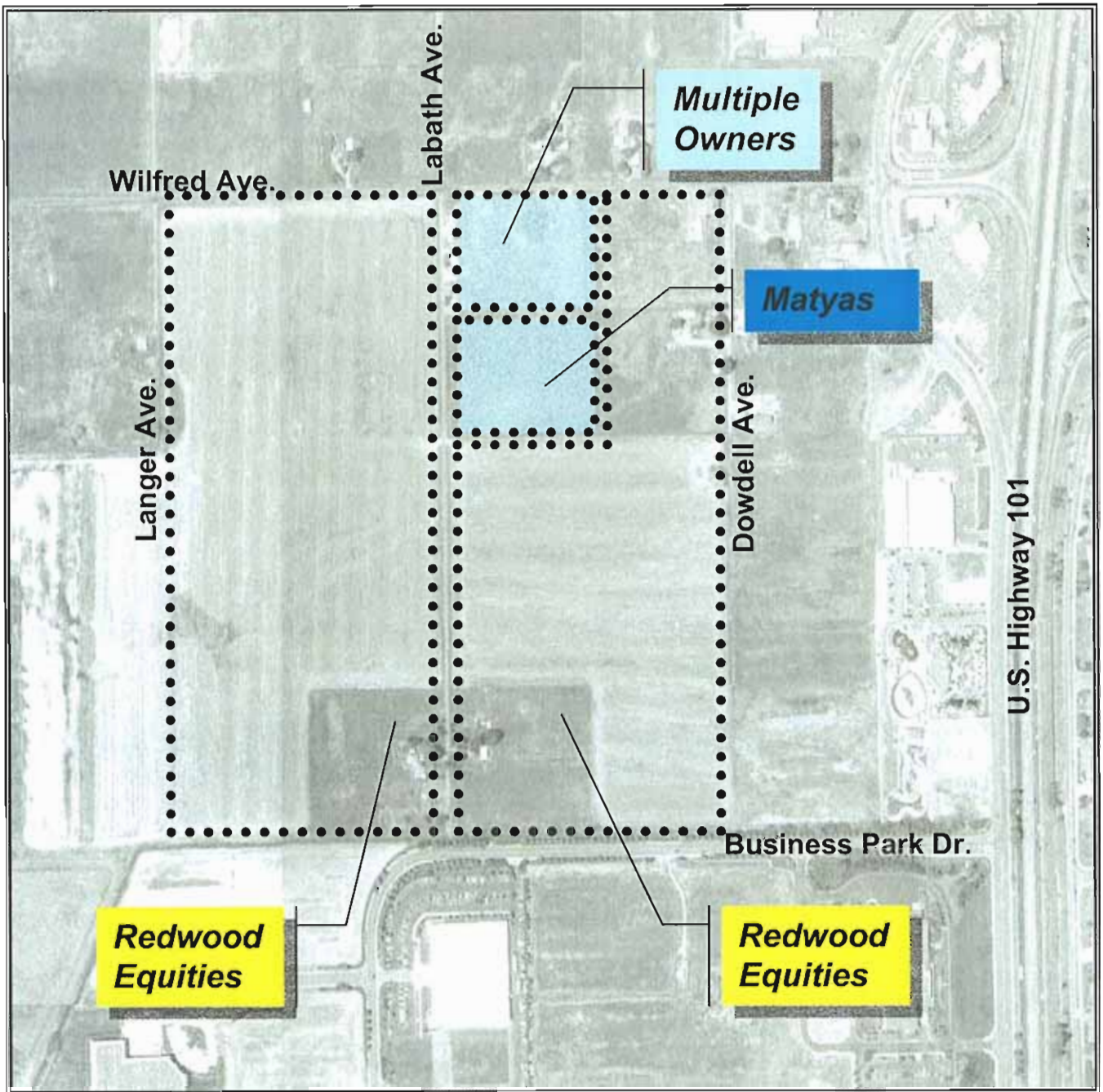
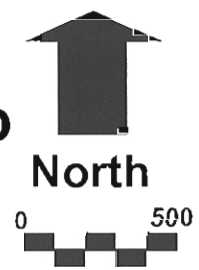


Figure 2-3

**Northwest Specific Plan
Southern Area Property Ownership
Rohnert Park, California**



3. PLAN GOALS AND POLICIES

A. Relationship to the General Plan

The City of Rohnert Park's General Plan provides a comprehensive statement of the objectives, themes and policies which the community is seeking to achieve in the areas of land use, growth management, community design, transportation, open space, parks and public facilities, environmental conservation, health and safety, noise, and housing. The current Specific Plan, as an instrument which promulgates and is an extension of the General Plan, incorporates, by definition, the stated general objectives, themes and policies and, where more specific objectives and policies are stated, makes reference to such objectives and policies and provides further elaboration on the ways in which the Specific Plan is responsive to this guidance. References to the General Plan are noted preceding the individual statements of goals and objectives.

B. Land Use

GOALS: LAND USE

- LU-C Promote a balanced land use program and increase the ability of people to live and work in the city. *The present Specific Plan, by providing living and working areas, is fully responsive to this goal.*
- LU-G Require preparation of specific plans for strategic new growth areas with complex land use programs. *The present Specific Plan is fully responsive to this goal.*
- LU-K Promote a diverse range of jobs within the city. *The present Specific Plan provides opportunities for commercial and industrial jobs to be created within the city.*

POLICIES: LAND USE

LAND USE PATTERN

- LU-6 Locate newHigh Density Residential development adjacent to parks, or other open space, in order to maximize residents' access to recreational uses, or adjacent to a Commercial Center, to maximize access to services. *The site layout for the southern part of the NWSPA places higher density housing adjacent to a park as well as commercial uses.*
- LU-7 Encourage new neighborhood commercial facilities to be located to maximize accessibility to all residential areas. *The site layout is responsive to both the General Plan's designation of the area to be used for commercial development as well as the residents' needs for access to these types of facilities.*
- LU-8 Require that residential development projects comply not only with the stipulated maximum density for the range, but the minimum density as well. *The range of*

densities contemplated for development in the southern part of the NWSPA is generally consistent with the direction provided by the General Plan.

SPECIFIC PLAN AND OTHER AREAS

LU-10A Coordinate the adoption of each specific plan in a manner that provides for the systematic implementation of the General Plan, as is consistent with the growth management and public facilities goals and policies of this General Plan. In order to carry out this policy, the City Council may elect to adopt one specific plan at a time, determine priorities for the adoption of each specific plan, initiate the preparation of a specific plan, or otherwise take action to ensure that the adoption of specific plans adhere to the growth management and public facilities goals and policies of this General Plan. *The preparation of the Preliminary Application and Final Specific Plan document have been undertaken in close coordination with City of Rohnert Park representatives. The adoption of the Plan will be subject to City Council action.*

Require that all specific plans prepared pursuant to this General Plan include the following components:²

- A land use program as specified for each Specific Plan area in the General Plan, including the maximum and minimum development for each land use type. *In the present document, Section 4 – Land Use Element, C. Land Use Designation provides the required information.*
- A detailed traffic study prepared by a City-approved traffic/transportation planner, and reasonable mitigation measures to mitigate traffic impacts resulting from the development; *See the Appendices – Northwest Specific Plan Traffic Study for the City of Rohnert Park, Whitlock & Weinberger Transportation, Inc. In addition, an EIR will be prepared which will provide details of required mitigation measures.*
- The proposed location and capacity of major infrastructure components, including wells, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the Specific Plan; *In the present document, Section 6 – Public Services Element, provides the required information.*
- A site-specific biological assessment of wetlands, habitat areas, and creeksides by a City-approved biologist and a program for conservation/mitigation to the extent feasible; *See the Appendices - Biological Resource Assessment for the 80-acre Rohnert Park Northwest Area, prepared by Barry Anderson, North Fork Associates.*
- Survey for California tiger salamander, both in breeding habitat and adjacent upland aestivation habitat, with appropriate mitigation, including avoidance and minimization measures; *See the Appendices - Biological Resource Assessment*

² Policy GM-9 also requires preparation of a Public Facilities Financing Plan.

for the 80-acre Rohnert Park Northwest Area, prepared by Barry Anderson, North Fork Associates.

- Program for conservation of the natural resources along creeks and standards for the conservation, development, and utilization of natural resources where applicable; and *There are no creeks or other significant natural resources within the boundaries of the site.*
- Park and open space in accordance with the General Plan designation, including access and connections to the bicycle system.. *The conceptual site layout indicates the location of a neighborhood park to be developed as part of the project; bicycle circulation within the development would be via streets and sidewalks and is generally illustrated on Figure 4-1 in the present document.*
- Hydrology and drainage for the area, with a goal to minimize runoff, and drainage practices to be incorporated as part of individual projects to meet the specific plan objectives; and *See Section 6, Public Services Element.*
- Plan to prevent stormwater pollution, including measures to be incorporated as part of development on individual sites. *See Section 6, Public Services Element.*
- Demonstration of adequate water supply;³ *The water supply for the southern portion of the NWSPA will come from existing City sources.*

LU-10B Include within each specific plan, standards and criteria by which development will be phased and standards for the conservation, development, and utilization of natural resources. *The site does not contain significant natural resources, as documented in various site surveys presented in the Appendices. Phasing shall be as indicated in the Phasing Diagram presented in the Appendix.*

LU-10C Permit hospitals, schools, police and fire stations, parks and other facilities that serve a vital public interest, subject to findings and necessary environmental review, to be located in a specific plan area, even if a specific plan for the area has not been adopted. *The Specific Plan, consistent with the General Plan, provides for the location of a neighborhood park within the southern part of the NWSPA.*

LU-10D As part of development of specific plans, through site planning and other techniques, ensure adequate transitions between incompatible uses, while promoting the General Plan intent of integrated development of compatible uses. *The General Plan provides guidance on the types of land uses which are to be accommodated within the southern part of the NWSPA and the Specific Plan is consistent with this guidance.*

³ This demonstration of adequacy should be consistent with policies PF-11 through PF-14, relating to water supply.

NORTHWEST SPECIFIC PLAN AREA

- LU-19 Require preparation of a Specific Plan prior to approval of any development in the Northwest Area. *The present Plan has been prepared in response to this policy.*
- LU-20 Ensure that the Specific Plan is in accordance with the development range outlined in Table 2.4.2:

Table 3-1: Land Use program: Northwest Specific Plan Area⁴

Land Use	Gross Acreage	Housing Units Minimum-Maximum	Non-residential Building Area (1,000 s.f.) Minimum-Maximum
High Density Residential	40-50	800-900	-
Commercial	40-50	-	450-480
Office	15-25	-	230-260
Industrial	55-65	-	520-560
Parks	2-4	-	-
Total	170	800-900	1,200-1,300

This table encompasses the land use program for the entire NWSPA; the present Plan is focused on the southern area of the NWSPA (i.e. south of Wilfred Ave.); the land use program for the southern part of the NWSPA, presented in Section 4.0 Land Use Element, is within the general development range outlined in the table above.

- LU-21 As part of land use planning for the area, ensure that:
- Dowdell Avenue is not fronted by residential uses: *The Plan for the southern part of the NWSPA designates Dowdell Ave. frontage for commercial uses.*
 - The western fringe of the site is fronted by residential uses, with maximum views of the surrounding open space from individual units. Residential uses can also be located in the interior of the area adjacent or in mix with the designated Commercial uses: *The Plan locates residential development along Langer Ave. in response to this policy.*
 - Commercial and industrial developments provide adequate transition to residential areas, and industrial development incorporates a landscaped visual buffer at the residential edges: and
 - A minimum of 2 to 4 acres of parkland is provided, either in the Specific Plan area, or immediately adjacent open space areas to the west. *For the southern part of the NWSPA, a two-acre park is provided adjacent to the residential land use.*

⁴ Source: City of Rohnert Park General Plan, Table 2.4.-2.

C. Growth Management

GOALS: GROWTH MANAGEMENT

- GM-A Recognize the availability of housing as a vital issue of statewide importance. Cooperate with other local governments and the State in addressing regional housing needs, and balance regional and State considerations with the community's interest in preserving Rohnert Park's quiet, safe, small-town feeling and desire for carefully planned and managed growth. *The Specific Plan provides for the development of housing within a planned environment; the project will be phased according to market conditions and the allowable number of units which the City determines are available for implementation according to the growth management strategy which is in place. The range of housing types to be included in the project is described in Section 4, C. The Specific Plan recognizes the inclusionary requirement in the Rohnert Park Municipal Code which requires that at least fifteen percent of all new dwelling units in a residential development of five or more units shall be affordable, and shall be constructed and completed not later than the related market rate units.*
- GM-D Maintain a balance of land uses and a variety of housing types over time. *The balance of land uses in the NWSPA, as established in the General Plan, as well as the housing types, will be maintained as the project is implemented.*
- GM-E Promote contiguous urban development and maintain a compact form over successive stages of the city's development. *The southern part of the NWSPA lies at the northwest boundary of the City and its development within the overall General Plan framework will be consistent with this goal.*
- GM-F Ensure all new development provides necessary public facilities to support the development. *The southern part of the NWSPA will accommodate public facilities including a neighborhood park and streets and sidewalks.*

POLICIES: GROWTH MANAGEMENT

ADEQUATE PUBLIC FACILITIES

- GM-9 Require that each specific plan include a Public Facilities Financing Plan that explains how streets, water, wastewater, solid waste, and parks, all meeting City standards, will be provided to the project. The Plan must demonstrate, to the satisfaction of the City Manager, based upon criteria developed in the Growth Management Ordinance, that completion of all necessary public facilities concurrently with completion of the specific plan is economically, physically, and legally feasible. *See Section 6, Public Services Element for a summary of the approach to developing required public services; a more detailed description is provided in the Appendix in the City of Rohnert Park Public Facilities Finance Plan prepared by Harris and Associates.*
- GM-10 Require that economic, physical and legal feasibility (Policy GM-9) include the method of financing or otherwise paying for the facilities and the plan for receiving approval of all regulatory agencies. A Public Facilities Plan that

provides for the project's fair share of the financing for the necessary public facilities, but does not provide for the completion of the public facilities prior to completion of the development due to lack of contribution by other responsible parties, will be deemed complete but will not be approved as part of development project approval unless the exceptions included in GM-11 or GM-12 apply. *The aforementioned Public Facilities Finance Plan identifies the sources of financing for the public facilities requirements.*

- GM-13 Require that new development maintain parkways, creeksides and open spaces that are part of the development or are required to support it, and consider establishing multi-purpose assessment districts or other financing mechanism in order to assign the cost of infrastructure improvements equitably to benefiting sites. *There are no parkways, creeksides or open spaces - apart from the Neighborhood Park - in the southern part of the NWSPA. For the park, the Public Facilities Finance Plan outlines the approach to assessment districts that the project will undertake.*
- GM-14 Require new development to dedicate land to the City in the appropriate amount and location for parks and recreational space, in accordance with the General Plan Diagram, the Specific Plan for the area, and the City's park dedication requirements. *A neighborhood park is included in the Specific Plan site layout that will be dedicated to the City.*

LAND USE BALANCE

- GM-16 As part of preparation and approval of specific plans and any other implementing ordinances, regulations and development agreements, and allocation of development entitlements for areas of new development, balance non-residential development with residential development over the different phases and require that the contemplated balance of housing types is attained at buildout. *The Specific Plan envisions the development of commercial and, potentially, industrial developments which will constitute a non-residential component of the overall development program. Depending upon market conditions, the size and phasing of this non-residential and residential development will be undertaken in a manner which serves to achieve the planned balances of land uses and housing types.*

D. Community Design

GOALS: URBAN FORM, VIEWS AND EDGES

- CD-A Create pedestrian-oriented activity centers that serve as community focal points. *The Specific Plan site layout is organized to promote opportunities for pedestrians to circulate within the community providing a park and commercial and potentially industrial development areas as key activity centers and focal points. The organization of the pedestrian network is shown on Figure 4-1.*
- CD-B Establish strong connections between adjacent neighborhoods and between neighborhoods and activity centers, in order to encourage walking and biking.

The southward extensions of Langer, Labath and Dowdell Avenues will provide connections to existing and future development located to the south of the southern part of the NWSPA which will accommodate pedestrian and bicycles movements.

- CD-C Establish an open space network that links residential neighborhoods, parks, and open space areas. *The sidewalks and the roads serving and within the residential clusters will create a network which links the residential neighborhoods, the park and open space areas (which are located to the west of the NWSPA outside of the plan area).*
- CD-D Preserve and enhance views of the eastern ridgeline. *The east-west orientation of Wilfred Ave., Business Park Dr. and other internal streets will provide opportunities for views of this ridgeline, although because it located at some distance from the southern part of the NWSPA these views will be limited; in addition, Highway 101 takes an elevated configuration near Wilfred Ave. and this will further limit views eastward.*

POLICIES: URBAN FORM, VIEWS AND EDGES

VIEWS

- CD-3 Designate gateway points at major entrances to the city, and prioritize their design and implementation through the City's Capital Improvement Program. Use landscaping, signs, lighting, and other streetscape design techniques along streets to announce the gateway, and establish development regulations to provide visual emphasis to the gateway. *Figure 3.1-2 Urban Form and Structure in the City of Rohnert Park's General Plan, designates the intersection of Langer and Wilfred Avenues as a Gateway for the "Northwest Commercial Center" which is to be developed with the NWSPA. With respect to the southern part of the NWSPA which is the subject of the present Plan, the residential area which will be developed adjacent to the intersection of Langer and Wilfred Avenues will be designed in such a manner as to be responsive to this policy; potential Gateway components for this area may include landscaping and signage.*
- CD-8 Maintain streets as "view corridors" by:
- Where appropriate, keeping the northern and eastern terminus "open" by not allowing buildings or tall trees to be placed at street ends; *The site layout observes this policy where appropriate.*

EDGES

CD- 14 Ensure that design treatment at the edge of urban uses results in “soft” edges by:

- Prohibiting the use of solid walls along these edges (i.e., fences must be visually permeable);
- Using materials
and design to promote soft edges (such as use of wooden or other rustic materials for fences, etc.);
- Encouraging development at the edge of the city to face outwards.

The Specific Plan incorporates these policies, where feasible and appropriate, which are further addressed in Section 7. Design Guidelines.

FOCUS AREAS

In addition to policies that apply across the city, the General Plan includes policies targeted at design issues specific to the Northwest Specific Plan Area.

GOALS: NEIGHBORHOODS AND FOCUS AREAS

CD-G Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and context. *The southern part of the NWSPA site plan is designed in such a manner as to create a cohesive, well-organized neighborhood, responsive to the surrounding land uses.*

CD-H Promote a mix of uses and a variety of housing types and sizes within residential neighborhoods. *The Specific Plan, following the general guidance of the General Plan, as described in the Design Guidelines in Section 7 incorporates and is responsive to this goal.*

CD-I Ensure that neighborhood streets provide an attractive physical environment for motorists, pedestrians, and cyclists, *The Specific Plan provides a street pattern and landscape design that is responsive to this goal.*

POLICIES: NEIGHBORHOODS AND FOCUS AREAS

NEIGHBORHOOD STRUCTURE

CD-16 Require neighborhood design—including components such as land use, development intensity, and street layouts—to be responsive to natural and institutional elements, including:

- Urban edges: Ensure transition from urban intensities to open space; *The Specific Plan implements the General Plan guidance on location and types of land uses to achieve this policy.*
- Integration with the surroundings: Promote connections with adjacent neighborhoods by integrating street networks, and responding to existing landscape and visual treatments. *The Specific Plan provides a network of streets and sidewalks, which, as future development occurs to the north and south, has the potential to promote connections between these areas.*

CD-17 Allow multifamily dwellings to be integrated with single-family residences. *The Specific Plan site layout is responsive to this policy by placing apartments in selected locations within single family residential areas.*

STREET/BUILDING RELATIONSHIP

CD-20 Encourage buildings to foster a sense of place by providing transitions between the street and building, front setback variation for residential development, and building articulation and massing, as part of development standards or any design guidelines that may be prepared. *This policy has been implemented in the Specific Plan via the Development Standards (Section 4. Land Use Element, Subsection D. Development Standards) and the Design Guidelines provided in Section 6.*

CD-21 Minimize the visual dominance of garages by maintaining appropriate development standards in the City's zoning and subdivision regulations and/or design guidelines. *The Specific Plan implements this policy through the provision of Design Guidelines in Section 7.*

CD-22 Provide streets at the edges of each phase of development in order to provide flexibility, and better continuity for later phases. *The phasing of the development of the project will depend upon market conditions and other factors. At such time as individual phases are proposed for implementation, this policy can be implemented. A generalized phasing plan is provided in Figure 5-1.*

Streets and Street Network

CD-24 Ensure that the Subdivision Regulations encourage a fine-grained and integrated pattern of streets that provide continuity between neighborhoods, have a human scale, and enhance the character of neighborhoods and activity centers. Ensure that the Subdivision Regulations:

- Require the continuity of major streets between neighborhoods. *The Specific Plan provides local streets to connect with the various residential clusters and the multifamily dwelling area.*

- Limit use of cul de sacs to: No more than ten percent of the length of all streets in a subdivision map; and a 150-foot maximum length, to prevent their use as a substitute to through streets. *The layout of the residential streets provides for a network of local streets which functionally act as collectors and separate through traffic from that which is bound for the residential clusters; the residential cluster design, with "motor courts" which provide access to the individual units, discourages through traffic and creates a streetscape setting which is very residential (as opposed to one which is vehicle circulation and storage-dominated).*
- Where cul de sacs are used, integrate pedestrian and bicycle connections through the end to the adjacent area. *The residential clusters which are the basic form of neighborhood unit provided for in the Plan, do not utilize standard cul de sacs, although functionally, vehicular traffic entering a motor court must exit through the entrance and therefore operates like a cul de sac. However, since the motor court is lined with residential units, pedestrian and bicycle connections cannot be made through to the adjoining clusters.*
- Promote closer spacing between the intersections of local streets, as defined in Chapter 4: Transportation, with a maximum spacing of 1/8th mile (660 feet) that will strengthen pedestrian connections. *The Specific Plan is responsive to this policy.*

CD-25 Use traffic calming measures to reduce traffic speeds in residential areas rather than limiting the street connections. *The use of residential clusters promotes the reduction of vehicular speeds on local streets by providing an integrated streetscape which, perceptually, discourages speeding and encourages caution.*

CD-26 Design local streets to not only accommodate traffic, but also to serve as comfortable pedestrian environments. These should include, but not be limited to:

- Street tree planting adjacent to curb and between the street and sidewalk to provide a buffer between the pedestrian and the automobile, where appropriate;
- Minimum curb cuts along streets; and
- Sidewalks on both sides of streets, where feasible.

The Specific Plan is responsive to this policy as detailed in Section 5 Circulation Element, subsection I. Street Development and in Section 7 Design Guidelines.

CD-28 Ensure that development standards do not result in disincentives for providing closely spaced local streets. *The residential cluster design employed in the*

southern part of the NWSPA for the single family residential units is supportive of this policy by providing a parcel size and layout which is relatively small and thereby permits closely spaced local streets.

PARKING

CD-29 To establish flexibility in parking standards, review residential parking requirements in the Zoning Ordinance, and consider implementing the following provisions and exceptions, where appropriate:

- Reduced off-street parking requirements for High Density Residential uses;
- Reduced parking requirements for development with a mix of uses, to account for differences in peak hour parking demand between the uses.

The Specific Plan is consistent with applicable requirements of the City's Zoning Ordinance. As more detailed planning and design is undertaken of the multifamily residential, commercial and industrial areas, consideration can be given to the provisions and exceptions as noted and as necessary and appropriate.

NORTHWEST SPECIFIC PLAN AREA

CD-44 Use design review to ensure the compatibility of uses in areas where residential and commercial areas are adjacent. *As detailed designs for the residential and commercial areas are developed, this policy can be implemented.*

CD-45 Foster strong design character for Wilfred Avenue through uniform streetscape and signage, and by requiring some parts of all development, including commercial, to be built to the edge of the properties along the street to provide street definition. *The Specific Plan site layout is responsive to this policy and the Design Guidelines in Section 7 provide additional guidance on this subject.*

CD-46 Provide a park adjacent to Langer Avenue as transition between developed and undeveloped areas and to serve the adjacent residential uses. *Based on the review of alternative locations for the park and direction received from representatives of the City of Rohnert Park, including the Planning Commission and the City Council, the southern component of the park, located within the southern part of the NWSPA, is to be more centrally located within the residential area which affords more direct connections to the park from the surrounding neighborhoods.*

CD-47 Ensure that residential developments are designed to capitalize on views of the surrounding separator to the west and the north and beyond. *The Specific Plan is responsive to this policy to the extent that residential development is located in a rectangular section, most of which is adjacent to Langer Ave., the West Side of*

which borders the separator.

- CD-48 Ensure that a majority of internal parking is located away from Wilfred Avenue or is screened. *The Design Guidelines contained in the present Specific Plan provide guidance on the location and screening of parking on properties located on the southern side of Wilfred Ave.*

GOALS: COMMERCIAL CENTERS

- CD-K Provide safe, convenient and comfortable pedestrian connections within commercial centers and between commercial centers and adjacent sites and residential neighborhoods. *The Design Guidelines contained in the present Specific Plan in Section 7 provide guidance in locating pedestrian connections within the commercial areas of the southern part of the NWSPA and are supportive of this goal. The network of sidewalks and streets, to be developed as part of the residential areas, will provide appropriate pedestrian connections with the commercial areas.*
- CD-L Ensure that the location of buildings and the orientation of entrances within commercial centers allow for easy pedestrian access. *The Design Guidelines contained in the present Specific Plan provide guidance in locating buildings and orienting entrances with the commercial centers to ensure easy pedestrian access.*

POLICIES: COMMERCIAL CENTERS

- CD-55 Require all development within commercial districts to provide pedestrian amenities, including:
- Pedestrian walkways through parking lots to connect buildings on opposite sides of parking areas;
 - Sidewalks wide enough to accommodate pedestrian use;
 - Sidewalk intersection bulbs, to reduce the walking distance across streets;
 - Pedestrian lighting, benches, street trees, and other sidewalk amenities; and
 - Landscaping that complements pedestrian circulation and eliminates barriers to pedestrian access.
- The Design Guidelines contained in Section 7 of the present Specific Plan provide guidance on pedestrian amenities.*
- CD-56 As part of the Zoning Ordinance, maintain development standards for all development within commercial districts that include, but are not limited to:
- Maximum setbacks from the front lot-line;

- Maximum length of the front lot line that can be used as the edge of a parking lot;
- Landscape requirements
- Design standards for parking lots, including landscaping and buffering;
- Required orientation of main entrances to the street;
- Building transparency and pedestrian comfort;
- Signage requirements; and
- Height, overall size, materials, lighting and application.

The Specific Plan provides development standards for development within commercial districts while the Zoning Ordinance provides additional requirements.

E. Transportation

GOALS: STREET SYSTEM

- TR-A Promote safe and efficient vehicular circulation throughout Rohnert Park. *The Specific Plan establishes an appropriate hierarchy of roads that will effectively separate through from local traffic facilitating vehicular movements and providing convenient, safe access to destinations within the southern part of the NWSPA.*
- TR-B Maintain high levels of mobility along all major street segments and at major intersections. *The Specific Plan incorporates the results of a traffic study that provides guidance on improvements needed to implement this goal.⁵*
- TR-C Build new roads and improve existing roadways, where necessary, in conjunction with new development. *The Specific Plan is responsive to this goal, upgrading the existing roadways located on the north, east, south and west while developing a new network of roads for internal circulation within the southern part of the NWSPA.*
- TR-E Discourage high-speed traffic and trucks from using local streets. *The Specific Plan site layout discourages high-speed and truck traffic by reducing the possibilities for through movement to the main north-south, east-west roads.*
- TR-F Encourage alternative modes of travel—including transit, bicycles, and walking—by coordinating land use planning and development with transportation... *The Specific Plan is responsive to this goal.*

⁵ See: Northwest Specific Plan Traffic Impact Study for the City of Rohnert Park, Whitlock & Weinberger Transportation Inc.

POLICIES: STREET SYSTEM

STREET CLASSIFICATIONS AND STANDARDS

- TR-1 Establish LOS C as the minimum standard for all arterial and collector roadway segments (“segments”) and intersections, except for (1) those specified segments and intersections for which allowable LOS standards are otherwise established below; and (2) segments and intersections that are operating at LOS D or lower at the time an application for a development project or a specified plan is submitted if no feasible improvements exist to improve the LOS. The then-existing LOS may be permitted to be the standard for those segments and intersections in category (2), provided that the LOS not be permitted to deteriorate further due to the proposed development project or specific plan. *The General Plan identified the intersection of Wilfred Ave./U.S. 101 Southbound Ramps as a new intersection which is projected to have a Standard LOS, northbound and southbound, of "D". The analysis of this condition, which will be included in the EIR, will determine what mitigation measures may be needed to address this situation.*
- TR-2 Require mitigation measures, as needed, for new development that increases traffic such that LOS levels fall below the established minimum standard. Ensure that mitigation measures are coordinated with roadway improvements programmed for funding through transportation-related impact fees.⁶ *As part of the Specific Plan process, a traffic impact study has been prepared which provides the required analysis and recommendations as to mitigation measures which will be funded as part of the development project.*
- TR-4 Establish roadway classifications, as shown in Table 4.1-3 of the General Plan. Require right-of-way dedications and design roadway improvements based on these classifications and Figure 4.1-1 in the General Plan. *The Specific Plan provides roadway classification information in Section 5, Circulation Element in subsection C. Roadway Classification Standards.*
- TR-5 Require provision of local streets in accordance with the City's Subdivision Ordinance and the policies and standards in Chapter 3: Community Design. *The Specific Plan is responsive to this policy.*

GOALS: PEDESTRIAN AND BICYCLE CIRCULATION

- TR-N Promote safe, efficient, and comfortable circulation for cyclists and pedestrians throughout Rohnert Park. *The Specific Plan, consistent with guidance provided by the General Plan, provides for Class II bike lanes to be developed in the street corridors on Langer and Wilfred Avenues. Pedestrian circulation is to be*

⁶ Chapter 2: Land Use and Growth Management of the General Plan requires project proponents to pay for transportation improvements made necessary by development. Policy TR-1 establishes minimum LOS standards. A traffic analysis will be required for each specific plan area and mitigation measures will be required, as appropriate, both within and outside the City limits.

provided via system of streets with sidewalks and for the residential clusters via a system of "motor courts".

- TR-O Create pedestrian-friendly activity centers that encourage local walking trips between to and from adjacent uses. *The Specific Plan includes a park as well as commercial uses which create activity centers which can be accessed by pedestrians living in the adjacent residential areas.*
- TR-P Provide continuous, direct pedestrian routes and bikeways between and through neighborhoods and activity centers and job centers and residential areas....including commercial and industrial areas. *As indicated for goals TR-N and TR-O, sidewalks, bike lanes and motor courts will be provided in the Specific Plan area which will provide a network of continuous and direct pedestrian routes and bikeways, linking neighborhoods and commercial and industrial areas.*
- TR-Q Provide pedestrian routes and bikeways that link residential areas to city parks and open space areas outside the city. *Pedestrian routes, encompassing sidewalks and motor courts, will provide linkages to the park which is located within the southern part of the NWSPA. Open space areas located west of Langer Ave., can be accessed via sidewalks.*
- TR-R Continue to develop a comprehensive network of bikeways that promote bicycle riding for transportation and recreation. *The Class II Bike Lanes which the GP has designated for this Specific Plan area, to be located along Langer and Wilfred Avenues, will be part of the City's comprehensive bikeway network.*
- TR-S Provide adequate bicycle parking facilities. *The City of Rohnert Park's Zoning Ordinance, which the current Specific Plan is responsive to, requires that bicycle parking facilities be provided for multifamily residential projects as well as for commercial and potentially industrial developments.*

POLICIES: PEDESTRIAN AND BICYCLE CIRCULATION

Pedestrian Circulation

- TR-37 Provide continuous sidewalks along all existing and future streets. *For the commercial and, potentially, the industrial areas, the Specific Plan provides a system of roads that will have sidewalks. For the residential areas, the cluster development plans provide local access roads with sidewalks as well as "motor courts" which create a more pedestrian-friendly environment due to limited vehicular access and paving treatment, with sidewalks and walkways provided to the individual dwelling units.*
- TR-38 Establish pedestrian-friendly amenities along streets that run through or adjacent to areas designated forHigh Density Residential....or Parks. Ensure that:
- Sidewalks are wide enough to accommodate pedestrian use;

- Sidewalk intersection bulbs (rounded curves that extend the area of the sidewalk intersection corner) are provided to reduce the walking distance across streets:
- Pedestrian lighting, benches, street trees, and other sidewalk amenities are provided; and
- Landscaping complements pedestrian circulation and eliminates barriers to pedestrian access.

The Specific Plan, through the street classification system and the Design Guidelines, provides for pedestrian-friendly amenities, including sidewalks, lighting, benches and landscaping.

F. Open Space

POLICIES: OPEN SPACE

- OS-3 As part of the Northwest Specific Plan, which will include development in the County-designated Northwest Community Separator, require the permanent preservation of open space in an area that provides visual relief from continuous urbanization and is a special type of scenic border. Except as provided in OS-4A, a minimum of one acre of open space land will be required for each acre of Community Separator land converted to urban uses⁷. *The proponents of the present Plan will comply with this requirement.*
- OS-4B Require permanent preservation of open space as mitigation for development in the Northwest Community Separator as a condition of development included within the Northwest Specific Plan. Prior to annexation approval, require applicants to demonstrate the ability to ensure the permanent preservation of open space land. *The proponents of the present Plan will comply with this requirement.*
- OS-8 Explore the feasibility of integrating natural and restored wetlands and vernal pool areas with new development or open space areas. *In the process of preparing the Specific Plan for the southern part of the NWSPA, studies were conducted as to the potential for wetlands. Based on the results of these studies, several small, dispersed areas where seasonal rainfall has collected were identified. Due to the size and location of the areas and the limited opportunities for realistically integrating them into the overall development, it was determined that it would be infeasible to retain them.*

GOALS: PARKS

- OS-F Provide an integrated system of parks and trails throughout the City to meet the

⁷ OS-4A , in the Rohnert Park General Plan, refers to the suitability of lands for Community Separator mitigation.

community's recreational needs. *The Specific Plan is consistent with this goal by providing a neighborhood park in the southern part of the NWSPA.*

OS-G Develop additional parkland in the city to meet the standards of required park acreage for new residents. *The Specific Plan is consistent with this goal by providing a neighborhood park for new residents of the southern part of the NWSPA.*

OS-H Ensure adequate funding for parks and recreation facilities acquisition, development, and maintenance. *As part of the Specific Plan preparation, a Public Facilities Finance Plan was prepared by Harris & Associates, which addresses this Goal.*

POLICIES: PARKS

OS-12 Acquire and develop new parks in the approximate locations and sizes shown on Figure 5.2-1 and Table 5.2-2 in the General Plan. *The Specific Plan is consistent with the General Plan in providing a new neighborhood park for the southern part of the NWSPA; the location of the park has been adjusted to be more responsive to the present Specific Plan land use pattern.*

RECREATION FACILITIES

OS-16 Expand the city's network of bike and pedestrian paths in areas of new development. *The Specific Plan is consistent with this policy and provides sidewalks and bike lanes as part of the overall circulation network.*

OS-17 Ensure that parks and recreation facilities are safe secure areas. *Representatives of the City have participated in the review of concepts for the location of the park.*

G. Wastewater

GOALS: WASTEWATER

PF-D Ensure that adequate wastewater facilities and services are available to meet the needs of existing and new development. *During the preparation of the Specific Plan, engineering studies were undertaken to determine the needs for wastewater services and concepts developed to meet these needs; see the Public Facilities Finance Plan for details. In addition, the EIR analyses will serve to confirm the validity of these concepts or prescribe mitigation measures, as needed and appropriate.*

POLICIES: WASTEWATER

PF-9 Require developers to install or pay for new sewer lines and other sewer improvements needed to accommodate new development. *The Public Facilities*

Finance Plan provides information on the financing of sewer lines for the southern part of the NWSPA.

POLICIES: WATER SUPPLY AND CONSERVATION

WATER SUPPLY

- PF- 14 Require developers to dedicate new well sites in locations identified by the City and to pay for the cost of new wells, water lines, and other water supply infrastructure needed to accommodate new development. *At the present time, it is assumed that the water supply for the southern part of the NWPA will be provided from existing sources. The conceptual approach to providing water to the development is described in the Public Facilities Finance Plan.*

CONSERVATION

- PF-15 Continue to require water-conserving devices for all new development.⁸ *The Public Services Plan describes the types of measures that will be implemented to conserve water such as low flow devices within the homes and drought resistant landscaping.*
- PF-16 Require non-residential uses to implement water conservation practices as a condition of development. *At the time detailed plans for the non-residential uses are prepared, the policy can be implemented.*
- PF-21 Continue to use reclaimed wastewater to irrigate parks and landscaping.⁹ *The Public Services Plan addresses the use of reclaimed wastewater for the southern part of the NWSPA.*

H. Environmental Conservation

POLICIES: HISTORIC AND ARCHAEOLOGICAL RESOURCES

- EC-1 Undertake an inventory of historic resources to determine sites or buildings of federal, State, or local historic significance. *As part of the Specific Plan preparation process, a study was undertaken to identify the potential for historic resources.*¹⁰
- EC-2 Ensure the protection of known archaeological resources in the City by requiring a records review for any development proposed in areas that are considered archaeologically sensitive for Native American and/or historic remains. Require construction activities and development adjacent to sites of historic or archaeological resources to avoid degradation by:

⁸ Devices include low-flush toilets and low-flow showers and faucets.

⁹ Landscaping includes trees and vegetation planted along streets, as well as private business facilities

¹⁰ A Cultural Resources Evaluation of The Northwest Specific Plan Area in Rohnert Park, Sonoma County, California, prepared by Elizabeth Bedolla and Katherine Flynn, Archeological Resource Service, January 25, 2002.

- Studying the potential effects of development and construction in the resource;
- Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity; and
- Implementing appropriate measures to avoid the identified impacts.

As part of the Specific Plan preparation process, a study was undertaken to identify the potential for historic resources. As development proceeds, the policy can be implemented.¹¹

GOALS: HABITAT AND BIOLOGICAL RESOURCES

- EC-B Protect special status species and supporting habitats within Rohnert Park, including species that are State or federally listed as Endangered, Threatened or Rare. *As part of the Specific Plan preparation process, an evaluation was conducted to determine if any special status species inhabit those properties which are owned by Redwood Equities Investments.¹²*
- EC-C Protect sensitive habitat areas and wetlands in the following order of protection preference: 1) avoidance, 2) on-site mitigation, and 3) off-site mitigation. *Due to the size and configuration of the wetlands - 1.1 acres dispersed over 80 acres - on the properties controlled by the proponents of the Plan, it has been determined that it will be impractical to preserve them and therefore off-site mitigation will be provided.*
- EC-D Maintain existing native vegetation and encourage planting of native plants and trees. *The properties which are owned by Redwood Equities Investments have little or no native vegetation present, having been cultivated for many years. A suggested range of landscaping materials is provided in the Design Guidelines.*

POLICIES: HABITAT AND BIOLOGICAL RESOURCES

WETLAND CONSERVATION

- EC-5 Require development in areas with high and moderate wetlands potential and habitat areas delineated in Figure 6.2-1 of the General Plan, as well as other areas where wetland or habitat for special-status species is present, to complete assessments of biological resources. *As part of the Specific Plan preparation*

¹¹ A Cultural Resources Evaluation of The Northwest Specific Plan Area in Rohnert Park, Sonoma County, California, prepared by Elizabeth Bedolla and Katherine Flynn, Archeological Resource Service, January 25, 2002.

¹² Biological Resource Assessment for the 80-acre Rohnert Park Northwest Area, prepared by Barry Anderson, North Fork Associates, 2004.

process, a jurisdictional delineation study was performed which was submitted to the Department of the Army, Corps of Engineers.¹³

VEGETATION

EC-10 As part of development approval in any new growth area, require participation in a landscape assessment district, with responsibility for maintaining open spaces, landscaped medians, and other similar features.¹⁴ *As the development moves forward, consideration will be given to creating an appropriate district mechanism (either a Community Services District or a Landscape Assessment District) to assume responsibility for this activity. See: Public Facilities Finance Plan.*

GOALS: AIR QUALITY

EC-L Encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling. *The Specific Plan is responsive to this goal with respect to creating opportunities for pedestrian circulation and bicycling by providing a network of sidewalks and streets which can accommodate and encourage walking and bicycling.*

POLICIES: AIR QUALITY

EC-25 Prohibit emission-generating facilities in the Northwest Specific Plan... *The Specific Plan provides, in Section 4, Land Use Element, a listing of uses which are appropriate for the southern part of the NWSPA; likewise the City of Rohnert Park's Zoning Ordinance, has Performance Standards which limit emissions generation.*

I. Seismic and Geologic Hazards

POLICIES: SEISMIC AND GEOLOGIC HAZARDS

HS- 1 Require new construction to utilize site preparation, grading, and foundation designs in accordance with site-specific soil conditions. Require submittal of a preliminary soils report, prepared by a registered civil engineer. *As part of the Specific Plan preparation effort, Michelucci & Associates are preparing a soils report.*

POLICIES: DRAINAGE, EROSION, STORMWATER, AND FLOODING

HS-5 As part of the building permit process, require all development projects to comply with hydrology and drainage policies incorporated in the applicable

¹³ IBID.

¹⁴ Planting of native vegetation with minimal water demand will be included in the district

Specific Plans. Require the project proponent to design and construct a storm drain system in accordance with the SCWA Flood Control Design Criteria (latest revision), specific LA to the project. Encourage the use of environmentally sensitive drainage improvements including flow reduction and flood bypass systems in order to ensure protection of surface water quality and stream integrity.¹⁵ *As part of the Specific Plan preparation, engineering studies have been conducted by Civil Design Consultants, Inc. to determine potential means of retaining storm water on-site.*

POLICIES: SOLID WASTE MANAGEMENT AND RECYCLING

HS-15 Require new multifamily residential and all non-residential development to incorporate attractive and convenient interior and exterior storage areas for recyclables into new buildings, to make recycling activities more convenient for those who use the buildings. *The Specific Plan is responsive to this policy and provides guidance on this subject in Section 7 Design Guidelines.*

POLICIES: EMERGENCY MANAGEMENT

HS-24 Require adequate access for emergency vehicles, including adequate street width and vertical clearance, on new streets. *The Specific Plan is responsive to this policy. See Section 5. Circulation Element, C. Roadway Classifications and Standards.*

HS-25 Ensure that new traffic signals include a system which allows emergency vehicles to change the signal. *As detailed development plans are prepared for the roads to be developed within the southern part of the NWSPA, this policy can be implemented.*

HS-26 Locate a new public safety station in the Northwest Specific Plan Area; require new development in the northwest (north of Business Park Drive and West of Highway 101) to contribute funds to the Public Facilities Financing Plan for construction. *The present document, concerning the southern part of the NWSPA, does not envision development of a new public safety station within this part of the NWSPA. The Public Facilities Finance Plan addresses the funding for the facility.*

POLICIES: NOISE

NS-7 Require new development within existing or projected 65 dB Ldn noise contours to undergo a technical acoustical analysis, which shall serve as the basis for designing mitigation measures. Require the technical analysis to be conducted

¹⁵ Policy LU-I 04 stipulates that all specific plans shall address hydrology and drainage for their respective areas, as well as practices to be incorporated as part of individual development projects. The storm drain system may include: Street and underground storm drain improvements; and new underground storm drainage facilities.

by a professional acoustical engineer. *The south side of Wilfred Ave., as indicated in Figure 8.2-1 Noise Contours Under General Plan Buildout, is projected to generate traffic levels which will result in 65 dB Ldn noise levels. The area between Dowdell and Labath Avenues on Wilfred Ave. is anticipated to accommodate commercial development while the area between Labath and Langer Avenues will accommodate residential development. The appropriate studies needed to determine any potential requirements for noise mitigation shall be undertaken as part of the future development planning for these areas.*

J. Housing

GOAL: BALANCE OF HOUSING TYPES

HO-B Provide for a range of housing types within the community to accommodate a variety of incomes and lifestyles, and enable residents to remain in Rohnert Park throughout their lives if they so choose. *The Specific Plan, following the guidance of the General Plan, is responsive to this goal by providing for the development of high-density housing types.*

POLICIES: BALANCE OF HOUSING TYPES

HO-4 Promote a diversity of housing types, including single-family detached and attached residences, mobilehomes, multi-family rental and ownership units, second units, and units combined with non-residential uses. *The Specific Plan, following the guidance and direction of the General Plan, which has been prepared in consultation with representatives of the City, is responsive to this policy by accommodating single-family detached housing which is to be developed in residential clusters, thereby adhering to the prescribed density for this area. In addition, multifamily residential units will be developed as part of the overall development plan.*

GOAL: PRESERVATION OF AFFORDABILITY

HO-D ensure the long-term affordability of new non-market rate units. *The Specific Plan, incorporating direction from the City's General Plan, based on the planned development of for-sale residences, provides for the development of 15% of the housing units as affordable housing.*

4. LAND USE ELEMENT

A. Introduction

This section of the Specific Plan provides information and guidance on the range of land uses and the general levels of development which are to be accommodated within the southern portion of the NWSPA. Also provided are development standards which provide more specific guidance on physical development parameters such as setbacks, building height, FAR's, and the like.

B. Land Use Policies

Information on the Land Use policies for the NWSPA which have been established in the General Plan is provided in Section 3 Plan Goals and Policies, subsection B. Land Use.

C. Land Use Designations

As shown in Figure 2-3, the City of Rohnert Park General Plan diagram and the Specific Plan areas diagram, the land uses intended for development within the southern part of the NWSPA include residential, commercial, industrial and a park.

Following guidance provided by the General Plan, as adopted in July of 2000 and amended in 2002, the proposed development to be accommodated in the southern part of the NWSPA may be characterized as consisting of a region-serving commercial area focused on the intersection of Dowdell and Wilfred Avenues, with an industrial land use component extending southward towards Business Park Drive and a residential community located on the western flank of the area extending from Wilfred Ave. southward along Langer Avenue to Business Park Drive. Within the residential community, as contemplated in the General Plan and shown in Figure 4-1, higher density housing will be accommodated. Incorporated within the fabric of the residential development will be a park to serve local residents. These land uses are contemplated within the Classification System that the City of Rohnert Park has established and adopted in the General Plan. The four principal land uses to be contained within the southern part of the NWSPA are, more specifically:

- High Density Residential
- Commercial
- Industrial
- Park

These land uses are generally consistent with those contemplated within the aforementioned Classification System which the City of Rohnert Park has established and adopted in the General Plan. A description of the land uses follows:

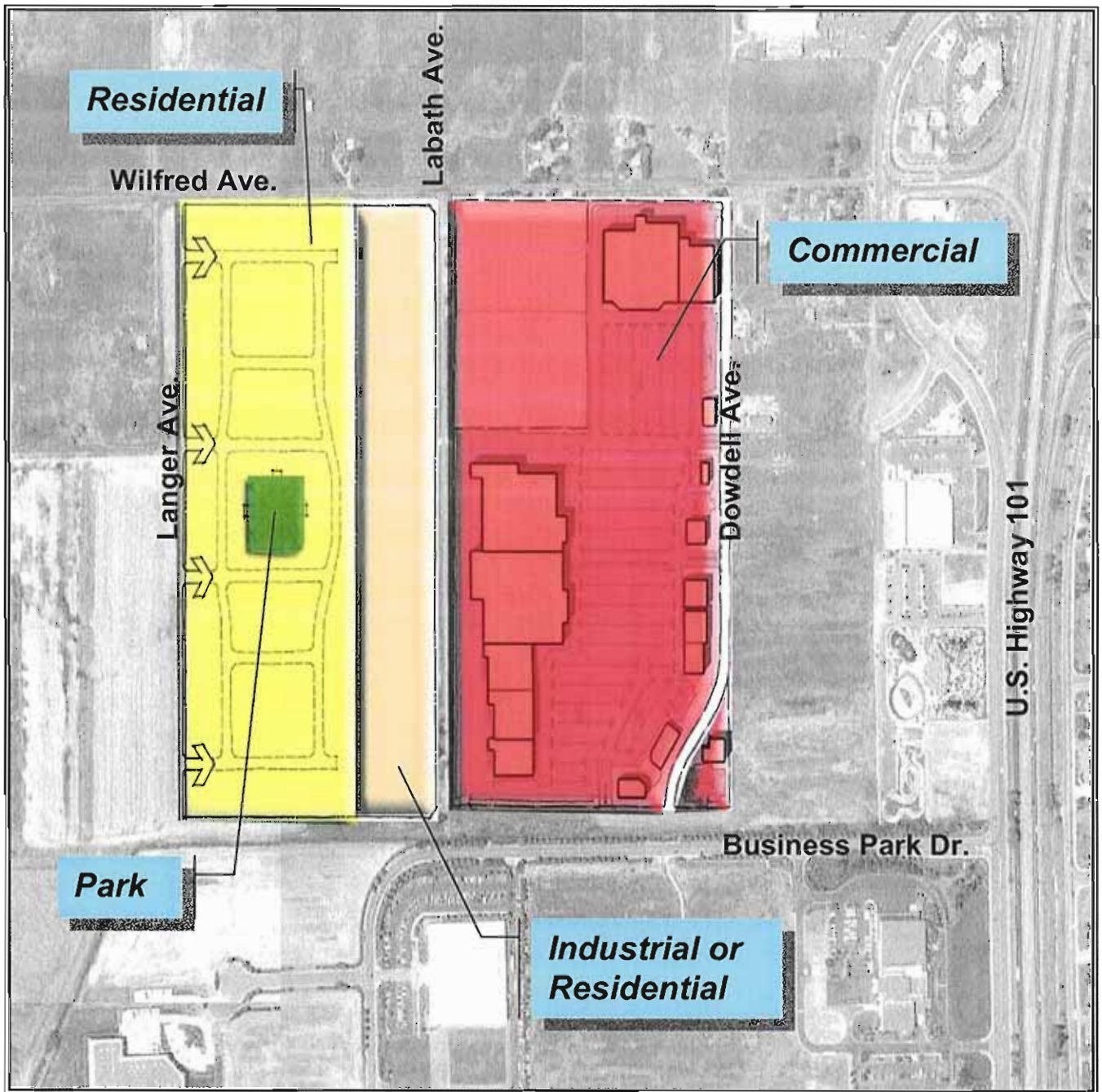
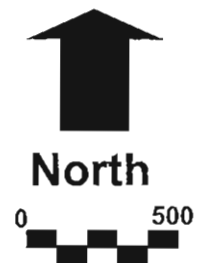


Figure 4-1

**Northwest Specific Plan
 Southern Area Land Use Plan
 Rohnert Park, California**



- *High Density Residential:* The residential land use included in the southern part of the NWSPA envisions an average development density of approximately 12 to 13 units per acre. This density falls within the City's definition of High Density (12-30 units/acre) which is weighted towards the lower end of the range. This density, which is responsive to the development options which the General Plan envisions, would permit single-family detached units, developed in residential clusters, as well as apartments to be accommodated in this area.
- *Commercial:* The commercial land use included in the southern part of the NWSPA is intended to provide sites for retail activities and businesses such as retail shopping, food and beverage outlets, service stations, auto sales and repair, hotels and motels, and educational and social services; this land use also can accommodate financial, business and personal services. The "R" designation for the area located on the southeast corner of the intersection of Wilfred and Dowdell Avenues indicates the potential for development of shopping centers which may take on configurations including department stores or so-called "big-box" stores which attract shoppers from outside the City of Rohnert Park.
- *Industrial:* The desired land development pattern for the industrial land use is light manufacturing and assembly, general services and warehousing, storage and distribution, and service commercial uses. Retail is also permitted in this land use category, but as an ancillary use only. The maximum FAR for this land use is 0.5, but increases up to a total of 1.0 may be permitted if feasible.

The General Plan also indicates that a park is to be developed as a component of the southern part of the NWSPA development; the park land use is to accommodate neighborhood-scale park development. The proposed location for the park is between the residential area and the industrial/residential area.

As shown in Figure 4.1, the layout of these land uses designates an area of approximately 50 acres bounded by Wilfred Ave. to the north, Dowdell Ave. to the east and Business Park Dr. to the south for the primary commercial area. A second parcel of 39 acres, bounded by Wilfred Ave. to the north, Business Park Dr. to the south and by Langer Ave. on the west is designated for the primary residential area. A parcel of approximately 10 acres is designated as a "flex" area (i.e. "either residential or industrial" land use, to be determined when a specific project is to be developed).

The rationale for designating this parcel as "either/or" residential or industrial is, in part, to address the fact that, at the present time, there is a great degree of uncertainty about the Northern part of the NWSPA with respect to the goals of the landowners and their desired timeframe and approach towards the potential future development of this area. The large number of landowners involved, the time and costs involved in the preparation of planning and other studies and mitigation costs will be factors which will be considered by these property owners in the coming years and may present formidable obstacles for them in responding to the GP vision for development in this area. Thus, in moving forward with a

Specific Plan for the Southern part of the NWSPA, it will be desirable to have some flexibility in addressing market demands for major land uses including residential, commercial and industrial. Given the fact that the Northern Area of the NWSPA has a major parcel (14.3 acres) which is designated for either Residential or Commercial development), land owners in this part of the NWSPA have significant flexibility in addressing future market demands for these land uses. Depending upon the extent to which this parcel in the northern part of the NWSPA is developed for either of these uses, the overall development pattern for the area, including the Southern Area, will be either more or less residential and either more or less commercial. For example, in the area of residential development, if the area designated on the Northern part of the NWSPA for either residential or commercial development, is developed as "Commercial", rather than "Residential", this could conceivably reduce the total housing component in the NWSPA by 250 to 280 DU's, reducing the total inventory (assuming the other lands are built-out at the designated densities) to between 540 and 600 DU's, well below the projected 800-900 units for the NWSPA. Thus, preserving some flexibility in designating land for residential or other uses in the southern part of the NWSPA is designed to ensure that the overall plan goals and parameters can be acknowledged as specific projects move forward.¹⁶

It is contemplated that the affordable housing requirement which has been established by the City of Rohnert Park (i.e. 15% of the units in a for-sale project shall be affordable to low- and moderate-income households) shall be achieved through development of an appropriate number of multi-family units or other such housing type in the number necessary to conform to applicable City or State law.

Illustrations of the potential architectural character and appearance of the various housing densities are presented in Figures 4.2, 4.3, 4.4 and 4.5

The permitted uses, as indicated in the City of Rohnert Park's Zoning Ordinance, in the residential, commercial and industrial areas of the southern part of the NWSPA are indicated in the following tables.

The following abbreviations/designations are employed in these tables:

- P = permitted
- C = conditionally-permitted by Planning Commission
- A = administratively permitted
- Z = certificate of zoning compliance
- T = temporary conditional permit
- I = uses allowed as incidental to a primary use

¹⁶ An analysis of the projected demands for various land uses in the NWSPA is provided in the report "Northwest Specific Plan Market Analysis" prepared by Economic and Planning Systems, August 2004.

Cluster Floor Plan



Upper Level



Lower Level

High Density Residential Northwest Specific Plan



Cluster Street Scene



Cluster Elevation



Cluster Elevation

High Density Residential Northwest Specific Plan



W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2001307 09-14-04

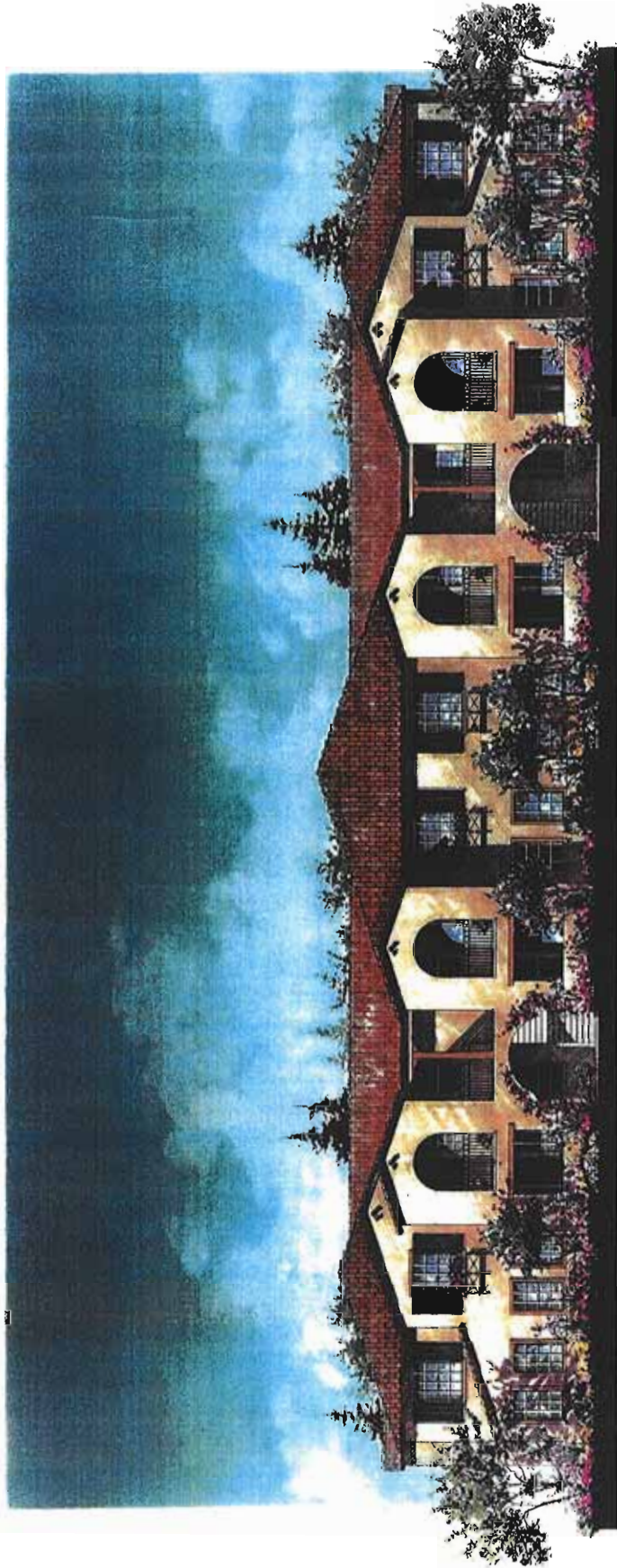
Inspiration Imagery



High Density Residential Northwest Specific Plan



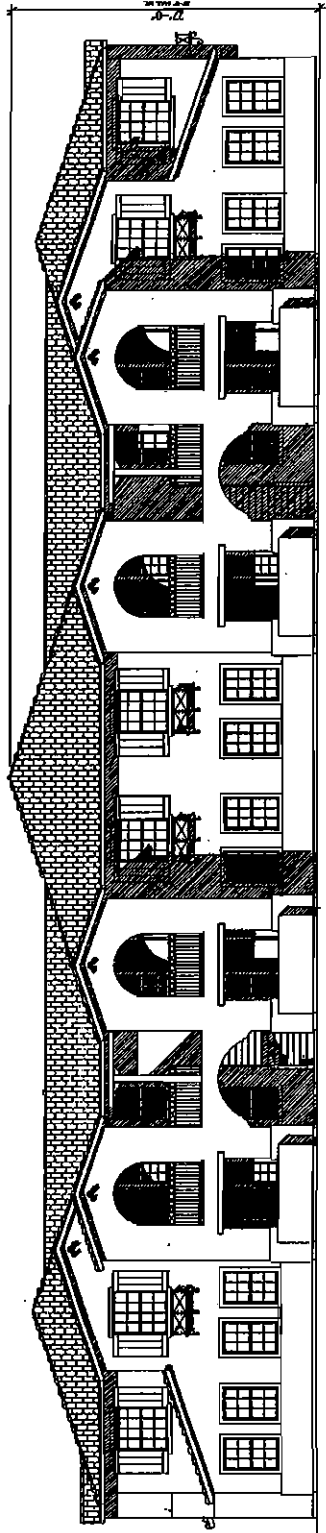
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2001.307 09-14-04



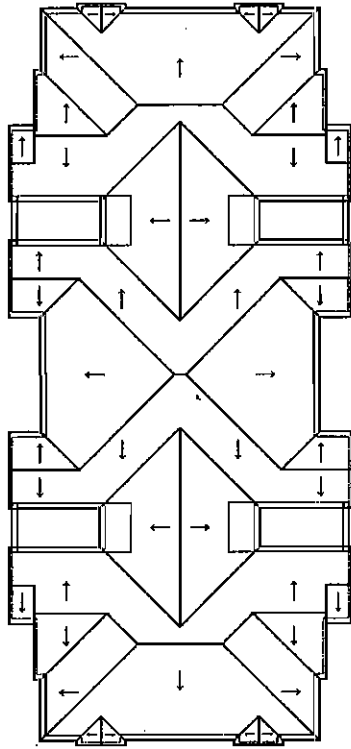
© 2010 ARCHITECTURE BY PHOTONIC DESIGN, INC.

Front/Rear Elevation

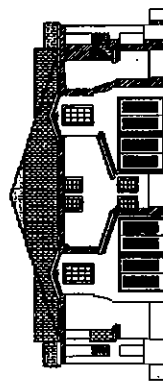
SPANISH ECLECTIC
16-PLEX BUILDING



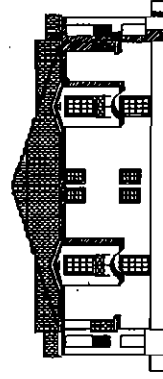
Front/Rear Elevation



Roof Plan

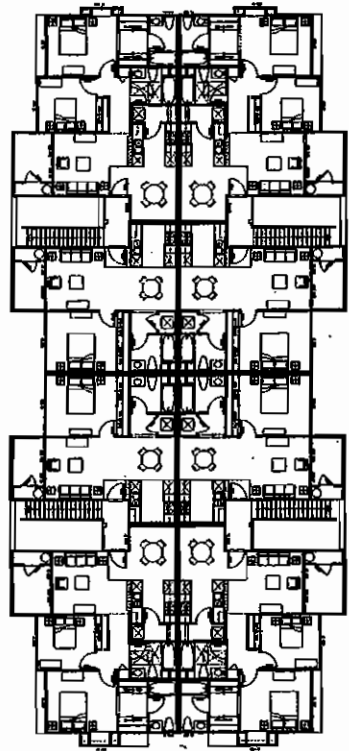


Left Elevation



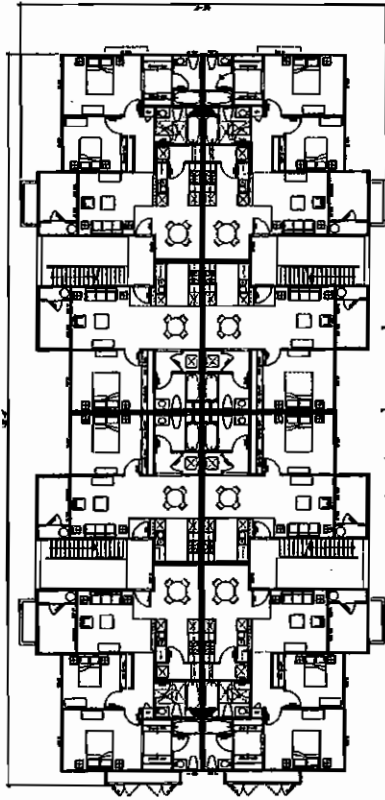
Right Elevation

CONCEPTUAL 16 PLEX UNIT AND BUILDING ELEVATIONS



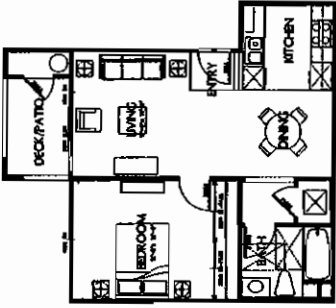
Second Floor Plan

Total: 5,996 Sqft

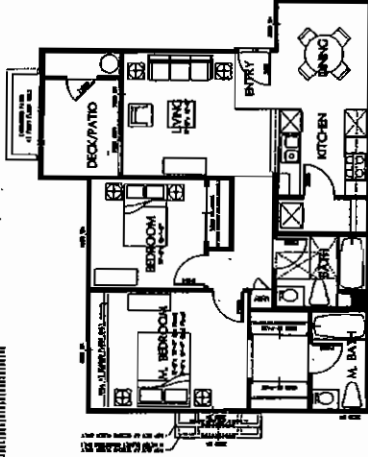


First Floor Plan

Total: 6,076 Sqft



Floor Plan - Unit 1 621 S.F. (1st & 2nd Floors)



Floor Plan - Unit 2 898 S.F. (1st Floor) 878 S.F. (2nd Floor)

CONCEPTUAL 16 PLEX UNIT AND BUILDING FLOOR PLANS

NORTHWEST SPECIFIC PLAN
LAND USE ELEMENT

Table 4-1: Uses Permitted in Residential Zone

Land Use Category	R-H
Affordable Housing Density Bonus	C
Agricultural Uses	
- Pasturing and Grazing (small scale)	
- Other	
Bed & Breakfast	C
Community Center	C
Communication Facilities	Z/C
Day Care Center	C
Day Care Home, Family	
- Small (8 or fewer children)	P
- Large (9 or more children)	C
Equestrian Uses	
- Stables, Private	
- Stables, Commercial	
Family Care Home/Community Care	
- Small (6 or less persons)	P
- Large (7 or more persons)	C
Farmworker Housing	P
Homeless Shelters (M)	
- Small (6 or less persons)	P
- Large (7 or more persons)	C
Kennel (Commercial and Noncommercial)	
Manufactured Housing	Z
Mobile Home Park or Subdivision	C
Multi-Family Housing	
- Duplexes-single story	P
- Other	P
Private/Public Utility Facility	
- Minor	Z/C
- Major	C
Private Schools	
- Elementary and Secondary	C
- High School	C
- Vocational/Trade Schools	C
Public Facility Non-city owned or proposed	C
Public Facility City-owned or proposed	P
Rooming or Boarding House	
- Single Room Occupancy	A
- Fraternity/Sorority	C
Recovery Facility	
- Small (6 or less persons)	P
- Large (7 or more persons)	C
Religious Assembly	C
Residential Care Facility (Congregate Care/Assisted Living)	
- Small (6 or less persons)	P
- Large (7 or more persons)	C
Second Residential Unit	P
Single Family Dwelling	P
Accessory Uses/Structures	

NORTHWEST SPECIFIC PLAN
LAND USE ELEMENT

- Antenna, Vertical/Satellite Dish	P/C
- Accessory Structure	P
Home Occupation	Z
Temporary Use/Event	
- Arts & Crafts Shows/Outdoor	T
- Outdoor Exhibit	T
- Religious Assembly	C
- Seasonal Lots/Activity (e.g. Christmas trees, pumpkins)	T
Recreation Event	
- Small	T
- Large	C

Notes:

P = permitted

C = conditionally-permitted by Planning Commission

A = administratively permitted

Z = certificate of zoning compliance

T = temporary conditional permit

I = uses allowed as incidental to a primary use

Table 4-2: Uses Permitted in Commercial Zone

Land Use Category	C-R District
Adult Entertainment (includes adult bookstores)	C
Appliance Repair Service	
- Minor (e.g. computers, televisions)	P
- Major (e.g. refrigerators, washers)	P
Amusement Center (e.g. miniature golf, golf driving range, bowling alley, cyber café)	
- Small (e.g. indoors: commercial shopping center)	C
- Large (e.g. indoors or outdoors; stand alone facility)	C
Animal Hospital/Veterinary Clinic	C
Antique Store	P
Arcade Games/Cybercafes	P/A
Automobile Service Station	C
Bakery (Retail Sales)	P
Bank/Savings & Loan/Credit Union (see Drive-Through Windows)	P
Bar/Nightclub	C
Barber/Beauty Shop/Tanning Salon	P
Bath House/Spa	C
Billiards Parlor	C
Boat, RV, and Outside Storage Facility	C
Broadcasting Studio	C
Car Wash	C
Clubs & Lodges	C
Commercial Filming Studio	C
Communication Facility	Z/C
Convention Center	C
Cultural Institution (e.g. museums)	C
Day Care Center (Non-Residential)	C
Drive-Through Window (any use)	C

NORTHWEST SPECIFIC PLAN
LAND USE ELEMENT

Dry Cleaning Outlet (only minor processing on-site)	P
Firearm Dealers and Firearm Ammunition Dealers	C
Florist	P
Food Store	
- Convenience Store	P
- Supermarket	P
Funeral Parlor/Mortuary	C
Furniture Store	
- Small/Custom Order	P
- Large	P
Hardware Store	P
Health Club	P
Home Improvement Store	P
Homeless Shelter	
- Small (6 or less persons)	P
- Large (7 or more persons)	C
Hospital	C
Hotel/Motel (No in-room food preparation unless applied for and approved as part of project approval or separately).	P
Interior Decorator	P
Kennel (Commercial and Noncommercial)	C
Laboratory	
- In conjunction with a medical, dental or optical use	P(I)
Laundromat	C
Liquor Store (Off-Sale)	C
Live Entertainment	C
Live/Work	C
Massage Therapy	P
Medical Clinic	P
Nursery (Horticulture)	P
Office	
- Professional and Administrative	P
- Medical and Dental	P
Paint Store	P
Parking Lot (Commercial)	A
Pawn Shop	C
Pharmacy (see Drive-Through Window)	P
Photography Studio	P
Printing & Blueprinting	
- Small Copy Center	P
- Print Shop	P
Private/Public Utility Facility	
- Minor	Z/C
- Major	C
Public Assembly	C
Public Facility Non-city owned or proposed	C
Public Facility City owned or proposed	P
Recovery Facility	
- Small (6 or less persons)	C
- Large (7 or more persons)	C
Recycling Facility	
- Reverse Vending Machines	P
- Small Collection Facility	C

NORTHWEST SPECIFIC PLAN
 LAND USE ELEMENT

- Large Collection Facility	C
Religious Assembly	C
Residential Care Facility	
- Congregate Care/Assisted Living	C
- Convalescent Hospital	C
- Senior Housing (Independent Living)	C
Restaurant	
- General	P
- Fast Food (see also Drive-Through Window)	C
- Outdoor & Sidewalk Café	A
- Take Out/Delivery	P
- With Bar & Live Entertainment	C
Retail, General and Specialty	P
- Department of Big Box Retail	P
Retail Warehouse Store (e.g. Big Box)	P
School	C
- Elementary or Secondary	C
- High School	C
- Trade School	C
Self-Storage Facility	C
Sign Shop	
- Small (e.g. typically located in a small office/retail space)	P
- Large	C
Single-Room Occupancy	A
Studio (e.g. Dance, Martial Arts)	C
Tailor	P
Tattoo/Piercing Studio	C
Temporary Use/Event	
- Arts & Crafts Show	T
- Circus/Carnival	T
- Flea Market/Swap Meet	A
- Live Entertainment	C
- Outdoor Exhibit	T
- Recreational Event	C
- Religious Assembly	C
- Retail Sales	T
- Seasonal Lot/Activity (e.g. Christmas trees, pumpkins)	T
- Trade Fair	T
Theater	C
Thrift Shop	P
Transit Facility	C
Upholstery Shop	C
Vehicular Dealerships/Rentals (incl. boats, RV's & farm & construction equipment)	C
Vehicular Repair (including boats)	C

NORTHWEST SPECIFIC PLAN
LAND USE ELEMENT

Table 4-3 Uses Permitted in Industrial Zone

Land Use Category	I-L District
Agricultural Processing (includes viticulture)	C
Agricultural Services	C
Aircraft Related Industry	C
Animal Hospital/Veterinary Clinic	C
Ambulance Service	C
Appliance Repair Service	P
Auto Parts Sales & Installation	P
Automobile Service Station (C)	C
Bar/Nightclub (R)	C
Beverage Bottling Plant	P
Boat, RV, and Outdoor Storage Facility (S)	C
Boat Building	P
Brewery/Distillery/Winery (R)	C
Broadcasting Studio	C
Car Wash	P
Clubs & Lodges	C
Commercial Filming Studio	P
Contractors' Storage Yard	C
Convention Center	C
Cooperage	P
Cultural Institution (e.g. museums)	C
Dairy Products Processing	P
Day Care Center (Non-Residential)	C(I)
Dry Cleaning Plant	C
Exterminator	P
Food Processor	C
Fuel Storage	C
Funeral Parlor/Mortuary	C
Health Club	P(I)
Household Hazardous Waste Facility	C
Household Services/Contractors (e.g. plumbing, painting, electrical, interior decorating)	P
Kennel (Commercial and Noncommercial) (O)	C
Laundries/Linen Supply Service	P
Light Manufacturing and/or Assembly (Laboratory requirements to Biosafety Levels 1 and 2)	P
Lumber Yard	P
Massage Therapy	P(I)
Medical Laboratory	C
Microbrewery	
- with restaurant	C
- without restaurant	P
Nursery (Horticulture)	P
Office	C, P(I)
Parking Lot (Commercial)	C
Parcel Delivery Service	C
- As a Principal Use	C
- As an Incidental Use	I

NORTHWEST SPECIFIC PLAN
LAND USE ELEMENT

Photographic Plant	P
Printing & Blueprinting	P
Private/Public Utility Facility (F)	
- Minor	Z/C
- Major	C
Public Assembly	C
Public Facility--Non-City owned or proposed (see also Public Utility)	C
Public Facility-City owned or proposed (subject to Planning Commission review on referral from City Council)	P
Publishing	P
Recycling Facility (V)	
- Reverse Vending Machines	P
- Small Collection Facility	C
- Large Collection Facility	C
- Light Processing Facility	C
Religious Assembly	C
Research and Development (Laboratory requirements to Biosafety Levels 1 and 2 only)	P
Restaurant (see Drive-Through Windows) (I)	
- As an Incidental Use	I
Retail Use	
- As an Incidental Use	C
Retail Warehouse	C
School	
- Trade School	C
- High School	C
Security Guard Residence	I
Self-Storage Facility (Y)	C
Sign Shop	P
Stone Works	P
Studio (e.g. Dance, Martial Arts)	C
Taxidermist	C
Telecom Hotel	C
Temporary Use/Event	
- Arts & Crafts Show	T
- Circus/Carnival	T
- Flea Market/Swap Meet	A
- Live Entertainment	C
- Outdoor Exhibit	C
- Recreational Event	C
- Religious Assembly	C
- Retail Sales	C
- Seasonal Lot/Activity (e.g. Christmas trees, pumpkins)	T
- Trade Fair	T
Towing Service/Impound Yard	C
Trucking Terminal (including moving & storage)	C
Upholstery Shop	P
Vehicle Storage Yard	C
Vehicular Dealerships/Rentals (incl. boats, farm & construction equip.) (FF)	C
Vehicle Repair/Body Shops (GG)	C
Warehousing/Wholesaling	P

D. Land Use Designations Summary

In the following table, the General Plan guidance for the entire NWSPA is presented.

Table 4-4 NWSPA Land Use Program

Land Use	Gross Acreage	Housing Units Min.-Max.	Non-residential Building Area (1,000 s.f.) Min.- Max.
High Density Residential	40-50	800-900	-
Commercial	40-50	-	450-480
Office	15-25	-	230-260
Industrial	55-65	-	520-560
Parks	2-4	-	-
Totals	170	800-900	1,200-1,300

Source: City of Rohnert Park General Plan; Table 2.4-2 Land Use Program Northwest Specific Plan Area

The second and third tables following indicate the proportional allocation of the land uses and development potentials for the Northern and Southern parts of the NWSPA, taking Wilfred Ave. as the boundary between the two. Due to the general nature of the Plan diagram, the numbers should be considered as approximations and not based on a survey or other precise measurements. Based on this allocation, the Southern Area of the NWSPA, having 102.1 acres, represents 60% of the total acreage of the NWSPA with 170 acres.

In the table concerning the Northern Area, it should be noted that a parcel of approximately 14.3 acres is designated as "High Density Residential or Commercial".

Table 4-5 NWSPA - Northern Area (Part "A") Land Use Program

Land Use	Gross Acreage	Dwelling Units Min.-Max.	Non-residential Building Area (1,000 s.f.) Min.- Max.
High Density Residential	15.4	277-308	-
Commercial	15	-	144-167
If High Density Residential	14.3	257-286	-
If Commercial	14.3	-	204-239
Office	21.2	-	220-325
Parks	2	-	-
Totals	67.9	277-594	364-731

Source: Extrapolated from the City of Rohnert Park General Plan Diagram

Table 4-6 NWSPA - Southern Area (Part "B") Land Use Program

Land Use	Gross Acreage	Dwelling Units Min.-Max.	Non-residential Building Area (1,000 s.f.) Min.- Max.
High Density Residential	14.7	265-294	-
Commercial	27.1	-	260-305
Industrial	58.3	-	502-551
Parks	2	-	-
Totals	102.1	265-294	762-856

Source: Extrapolated from the City of Rohnert Park General Plan Diagram

Based on information provided by the market analysis, as shown in Figure 4-1, and summarized in the following table, the proposed Plan for the Southern Area envisions a development pattern and allocation of land uses which, while deviating somewhat from the GP guidance for the southern area, is within the overall "envelope" of development envisioned within the greater NWSPA in terms of dwelling units and building area, seeking to achieve a marketable and attractive new district within the City of Rohnert Park.¹⁷

Table 4-7 NWSPA - Southern Area (Part "B") Planned Land Use Program

Land Use	Gross Ac.	Units	Building Area (1,000 s.f.) Min.- Max.
High Density Residential	39	450	-
Commercial	50	-	495
Park	2	-	-
		-	-
		-	"
If R or I Parcel is Residential	10	45	-
If R or I Parcel is Industrial	10	-	(Included in the 495)
		-	(Included in the 495)
Totals	101	495*	495

* Note: 15% of this total, or 74 DU's., would be developed as affordable units. This total does not include any units which may be developed as part of a density bonus program which may be considered by the project proponents, consistent with the provisions of SB1818 which will become effective January 1, 2005.

E. Development Standards

This subsection describes standards for the development of the plan area. Table 4-8, Development Standards: Commercial, Industrial and Single Family Residential, sets forth minimum development requirements for Commercial, Industrial and Single Family Residential uses in terms of lot area, coverage, floor area ratios, height, and setbacks, except as allowed through the City development and design review process, planned area process or as otherwise indicated by the Specific Plan; Table XX Development Standards: Multifamily Residential provides standards for multifamily residences. The intention of

¹⁷ Northwest Specific Plan Market Analysis, Economic & Planning Systems, July 2004.

these standards is to provide quantifiable guidance on the development desired to be achieved in each of the land use categories.

Table 4-8: Development Standards: Commercial, Industrial & Single Family Residential

Development Requirement	Commercial R	Industrial	High Density Single Family Residential
Minimum Lot Area (sq. ft.)	20,000	20,000	3,000
Minimum Lot Width (feet)	50	100	40
Minimum Lot Depth (feet)	100	100	75
Maximum Residential Density ¹⁸	n.a.	n.a.	12.0
Maximum Building Height (Primary)	65	45	35
Maximum Building Height (Accessory)	n.a.	n.a.	27
Minimum Front Yard Setback (feet)	15	15	Garage - 18 House - 10 Porch - 6
Minimum Side Yard Setback (feet)			
- Interior	10(f)	10	3(a),(b)
- Corner	15	15	8
Minimum Rear Yard Setback (feet)	10	10	10(c)
Minimum Open Space Per Unit (sq.ft.)	n.a.	n.a.	500
Maximum Floor Area Ratio Factor (FAR)	0.4(g)	0.5(h)	0.8(d)
Maximum Lot Coverage (%)	60	60	70%
Maximum Size of Unit	n.a.	n.a.	(e)

Notes:

- (a) The interior side yard setback may be eliminated for attached dwelling units in the R-H District, provided the applicable building code requirements can be met.
- (b) In the R-H and C-O Districts, interior side yards shall be increased by one foot for every foot of building over thirty-five feet.
- (c) The rear yard setbacks may be reduced to ten feet for one-story building additions that are no wider than fifty percent of the buildable width of the lot.
- (d) This shall include private open space of a minimum area of one hundred square feet when on ground level and/or sixty square feet if equal to or greater than six feet above ground.
- (e) The maximum sizes for housing units shall be as provided for in Section 17.10.070 of the Zoning Ordinance.
- (f) The interior side yard setback may be eliminated for attached commercial units in the C-R District, provided the applicable building code requirements can be met.
- (g) F.A.R. of 1.5 is allowed for hotel and motel projects in the C-R District.
- (h) F.A.R. of 1.0 is allowed for industrial projects that are approved by the Planning Commission and meet criteria set forth in city approved design guidelines.

¹⁸ Density bonuses may be granted according to the terms and conditions of Chapter 17, subsection 17.08.050 of the City of Rohnert Park's Municipal Code.

Table 4-9: Development Standards: MultiFamily Residential

Development Requirement	Multi Family Residential
Lot Area (sq. ft.)	n.a.
Building Setback from Arterial Streets & Collectors R.O.W. (feet)	10
Building Setback from R.O.W. on Public Streets (feet)	10
Habitable Building Setback from Private Street/Common Driveway (feet)	10
Habitable Building Setback from Parking (feet)	10
Driveway Length or Garage Setback from Common Driveway or Private Street (feet)	3 - 6 or 18 or more (a)
Minimum Private Open Space	100 s.f. patio w/ a 10' min. dimension or 50 s.f. deck w/ a min. dimension of 5'
Minimum Building Separation (feet) (b)	
2 stories	20 total
3 - 3.5 stories	25 total
Maximum Building Height (feet)	40
Maximum Stories	3.5

Notes:

- (a) Upper story living area over garages may encroach up to 2' into driveway length or garage setback.
- (b) Where two different building heights are adjacent, taller building controls separation.

The design guidelines, presented in Chapter 7 provide additional guidance and direction in planning for new development.

5. CIRCULATION ELEMENT¹⁹

A. Circulation Policies

Information concerning circulation policies for the southern part of the NWSPA is provided in Section 3 Plan Goals & Policies, subsection E. Transportation.

B. Existing Circulation

Existing circulation in the vicinity of the southern part of the NWSPA is provided via four principal roadways including Wilfred Avenue, located on the northern boundary of the site which is a principal east/west roadway, Dowdell Avenue on the east, serving north/south movements, Business Park Drive to the south also serving east-west traffic, and Langer Avenue, which bounds the western side of the southern part of the NWSPA. The southern part of the NWSPA itself has no existing roads.

C. Roadway Classifications and Standards

The General Plan provides guidance on the sizing and physical and functional characteristics of roadways within the City of Rohnert Park. For the southern part of the NWSPA, the General Plan's Master Street Plan (Figure 4.1-1 in the General Plan) indicates the following classifications for roadways shown on the Plan:

- Wilfred Avenue: Major Arterial (4 or 6 lanes) [Proposed]
- Dowdell Avenue: Minor Collector (2 lanes) [Proposed]
- Business Park Drive: Minor Collector (2 lanes) [Existing]
- Labath Avenue: Minor Collector (2 lanes) [Proposed]

The street sections which correspond to these classifications are shown in the Public Services Plan in the Appendix.²⁰

Based on analysis of short and long-term development in the southern part of the NWSPA, as well as the larger NWSPA and neighboring areas, the General Plan guidance for Wilfred, Business Park and Labath Avenues has been confirmed as providing the necessary capacity and operational characteristics to accommodate transportation demands. For Dowdell Avenue, the recommended configuration - 2-lanes and a continuous center two-way left-turn lane - is proposed to be developed as a 4 lane major collector facility which will enhance capacity and allow for turn pockets to be incorporated in the median. Based on the analysis of traffic conditions in the short and long term, more specific features, such as left-turn lanes and turn pockets, are recommended for various intersections in the southern part of the NWSPA.

¹⁹ Excerpted from Northwest Specific Plan Traffic Study, September 2004, Whitlock and Weinberger Transportation, Inc.

²⁰ See Public Services Plan, Civil Consultants, Inc., November 2004.

D. Transit Service

Transit services in the vicinity of the NWSPA are provided by Sonoma County Transit. The project, when implemented, will add incrementally to the demand for transit services that can be met by the transit provider.

E. Pedestrian and Bicycle Circulation

Pedestrian and bicycle circulation within the southern part of the NWSPA will be facilitated by a network of sidewalks and bicycle lanes that will be developed along with the roadway system.

F. Emergency Vehicle Access

Access for emergency vehicles, including police and fire, will be provided via the network of streets that will be developed as part of the project.

G. Roadway Phasing

As shown in Figure 5-1, Phasing, the project will be developed in several phases according to market demands. At each stage of development, roads will be constructed to provide access to the new facilities while ensuring a logical roadway pattern is available for service and fire and life safety equipment as needed and appropriate.

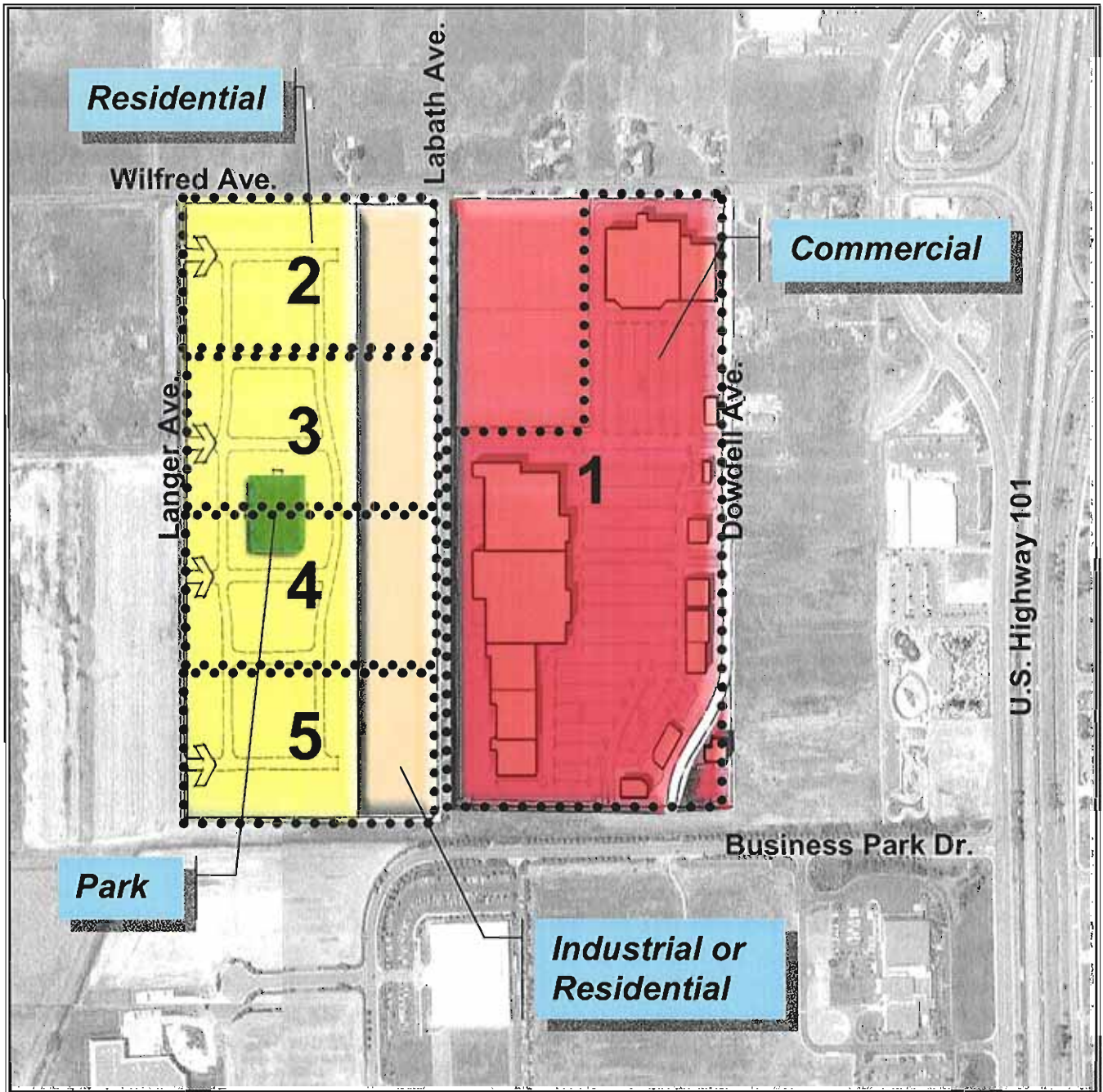
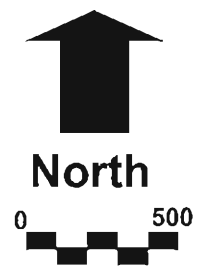


Figure 5-1

**Northwest Specific Plan
Southern Area Phasing Plan
Rohnert Park, California**



6. PUBLIC SERVICES ELEMENT

A. Introduction

In support of the residential, commercial, potential industrial and park development within the southern part of the NWSPA, public services will be required. These services include access and circulation, water service, sanitary sewer service, and storm drainage management. The Public Services Plan, provided in the Appendix, documents the delivery approach concepts for each of these systems. Following are brief summaries of the planned improvements for each service.

B. Access and Circulation²¹

The existing roadways which provide primary access to and around the southern part of the NWSPA – U.S. 101, Wilfred Avenue, Dowdell Avenue, Business Park Drive and Labath Avenue – will require different levels of improvement in order to accommodate the future transportation demands generated by the new development. The Rohnert Park General Plan, as adopted in July 2000, indicated that the Wilfred Avenue and Redwood Drive roadway segments which provide access to the southern part of the NWSPA, are operating at a LOS (Level of Service "B", which is above the minimum standard ("C") for the operation of arterials and collectors; while recent increases in traffic volumes may have affected this situation, it is projected that a portion of the southern part of the NWSPA can be developed while maintaining a LOS of "C" on these roadway segments. Information on specific roadways and facilities follows.

- U.S. 101 provides regional access to the NWSPA. Plans for improvements to the Wilfred Avenue interchange with U.S. 101 have been developed by the State of California and include the construction of a new bridge structure linking Wilfred Avenue to Golf Course Drive and modifications to the connecting ramps. The plans also envision realignment and widening of 101 from 4 to 6 lanes for High Occupancy Vehicle (HOV) lanes from the Rohnert Park Expressway connection to the Santa Rosa Avenue connection. The project has been fully funded, but due to the State's budget problems, the original schedule has been delayed although with the recent passage of Measure M, the Sonoma County Transportation Authority indicates that construction of these improvements will commence in 2007 or 2008.
- Wilfred Avenue, which is designated in the General Plan as a major arterial (4 or 6 lanes) is proposed to be improved as a 4-lane road which includes four travel lanes, landscaped median, sidewalks on both sides with Class I bikeways incorporated.
- Given recent and potential future redevelopment of the so-called "Stadium Area" which is located to the south of the southern part of the NWSPA, Dowdell Avenue is proposed for improvement to become a 4-lane major collector rather than a minor collector (2 lanes) as indicated in the General Plan; the street section will include four travel lanes, landscaped median, and sidewalks with planter strips and Class I bikeways. Dowdell Avenue will become the primary north – south route between the new Stadium Area commercial center and the existing commercial area along

²¹ Additional information concerning access and circulation is provided in Section 5.0 Circulation Element.

Redwood Drive north of Wilfred²².

- As indicated in the General Plan, LaBath Avenue from Business Park Drive to Wilfred Avenue, is to be developed as a minor collector (2 lanes). Because the intersection of La Bath Avenue and Business Park Drive will occur near a sharp curve as Business Park Drive transitions from an east-west orientation to north-south, which will restrict sight distance when the LaBath Avenue intersection is developed, additional improvements to this intersection may be required to provide appropriate conditions for safe sight lines.
- The General Plan does not classify Langer Avenue. This roadway establishes the western boundary of urban growth and the sphere of influence for the City of Rohnert Park. Langer Avenue is proposed to be developed as a local street that may connect to LaBath Avenue through a local cross street and have a width of 36-feet from face of curb to face of curb and include two travel lanes with Class II bikeways adjacent to the travel lanes, on-street parking, and sidewalks with planter strips on both sides of the street.

Streets required for internal circulation within the NWSPA will be developed with a 58-foot ROW accommodating two lanes of traffic, planter areas, and sidewalks. Motor courts will provide vehicular access to the residential clusters.

C. Water Service

Potable water is presently provided in the City of Rohnert Park from a well field consisting of 42 municipal supply wells, 31 of which were active in 1999 and eight active connections to the Sonoma County Water Agency – Petaluma Aqueduct. Recent studies indicate that, based on a continuation of utilizing both the municipal wells and the Aqueduct for water service and assuming that appropriate water conservation measures are implemented, the City of Rohnert Park currently has adequate water supply to serve the southern area of the NWSPA.²³ One of the aforementioned municipal wells is located immediately adjacent to the project area on the south side of Business Park Drive.

According to City of Rohnert Park staff, the portion of the Water Agency's existing storage is only adequate to serve existing development and the Water Agency has advised customers to construct their own storage to accommodate growth. For the southern part of the NWSPA, this storage can be accommodated either through provision of on-site

²² The Northwest Specific Plan Traffic Impact Study for the City of Rohnert Park, by Whitlock and Weinberger Transportation, indicates that the traffic on Dowdell Ave. could be accommodated by a three-lane configuration, assuming a center turn lane. However, for aesthetic and operational reasons, the project proponents believe that the four-lane configuration is preferable.

²³ "Water Supply Assessment", draft October, 2004, prepared by Winzler & Kelly Consulting Engineers, prepared with Luhdorff & Scalmanini, Consulting Engineers."

storage with pumps or by constructing additional storage at the present Sonoma County Water Agency storage and continuing to use the Aqueduct as a transmission main.

D. Sanitary Sewer Service

The City of Rohnert Park is a partner in a subregional wastewater disposal system, which also serves the communities of Santa Rosa, Sebastopol and Cotati. The City of Santa Rosa is the managing partner of the system and has a contractual obligation to meet the wastewater treatment and disposal needs of the other partners. Currently, Rohnert Park owns 3.43 MGD of system capacity and has authorization from the City of Santa Rosa to use a small portion of their unused allotment. This capacity would be used by Rohnert Park until the capacity of the plant is increased through plant improvements. The amount of unused capacity that Rohnert Park currently utilizes is 0.48 MGD. The incremental recycled water program will increase Rohnert Park's share to 5.15 MGD. This meets the estimated wastewater flow generation amount indicated in the General Plan (Page 5-27) at full General Plan buildout.

The City of Rohnert Park is currently designing and constructing an interceptor line that will carry effluent from Rohnert Park to the Llano plant. This line will supplement the existing 24-inch line. New gravity sewer mains will be developed as part of the infrastructure development within the southern part of the NWSPA to carry effluent to Rohnert Park's pumping station. It is anticipated that a new sewer main will be installed in Dowdell Avenue as it crosses Business Park Drive to the south to the existing pumping station.

E. Storm Drain System

Storm water runoff from the southern part of the NWSPA currently is handled via Hinebaugh Creek. Recently, studies concerning Hinebaugh Creek have been performed in connection with the preparation of the Storm Drain Master Plan for the City of Rohnert Park (Winzler and Kelly). Based on the preliminary results of this analysis, a hydrologic and hydraulic analysis of La Bath Creek has been performed as part of the planning for storm drainage of the southern part of the NWSPA. La Bath Creek is an existing graded swale which is located west of the Rohnert Business Park which follows a corridor which is parallel to and north of Business Park Drive. This channel was created in 1986 in conjunction with improvements developed as part of the Business Park. It is envisioned that this channel, which is 48 feet wide and 5 feet deep, will be improved to provide additional capacity via a 100-foot wide and 8-foot deep channel. This improved channel facility will provide required hydraulic capacity and post-construction storm water cleaning for the southern part of the NWSPA. Storm drains will be incorporated in the improvements to Dowdell, LaBath and Langer Avenues.

F. Financing

It is anticipated that the developers of the southern part of the NWSPA will fund the installation of public services in the NWSPA and will also contribute through City fees to the funding of off-site services. These fees include school mitigation fees, park fees, sewer and water connection fees, storm drain fees, engineering plan check fees, grading

**NORTHWEST SPECIFIC PLAN
PUBLIC SERVICES ELEMENT**

plan and permit fees, building plan and permit fees, housing in-lieu fees, traffic signal fees, and area-wide impact fees.

7. DESIGN GUIDELINES

A. Introduction

The Design Guidelines presented in the following section of the Specific Plan are intended as recommended principles and practices which supplement the Development Standards presented in subsection E of Chapter 4 – Land Use. The purpose of the design guidelines is to provide a clear set of design policies which can be used by project proponents in the development of their project proposals and can be used as review criteria by city staff, the Planning Commission and City Council to evaluate project proposals.

Several specific guidelines have been included to address just the southern part of the NWSPA; however, additional guidelines are included in the City's General Plan. The Planning Commission and City Council can require specific guidelines as conditions of approval. Guidelines from the General Plan are followed by a reference to the specific policy.

B. General Design Principles

A. General

1. Site design, scale of buildings, and the orientation of structures and physical spaces should relate to the surrounding environment on three scales:
 - *Neighborhood*: relating to the area defined by all structures and areas from which it is possible to view the construction;
 - *Contiguous parcels*: relating to all parcels of land touching the parcel on which the construction is located; and
 - *On-site*: relating to the parcel on which the construction is located.
2. Neighborhood design -including components such as land use, development intensity, and street layouts- to be responsive to natural and institutional elements including:
 - *Urban edges*: Ensure transition from urban intensities to open space; and
 - *Integration with the surroundings*: Promote connections with adjacent neighborhoods by integrating street networks, and responding to existing landscape and visual treatments. (Policy CD-16)
3. Design treatment at the edge of urban uses should result in "soft" edges by:
 - a. Avoiding the use of solid walls along these edges (i.e., fences must be visually permeable);
 - b. Using materials and design to promote soft edges (i.e., use of wooden, wrought iron, or other rustic materials for fences, etc.); and
 - c. Encouraging development at the edge of the city to face outwards. (Policy CD-14)
4. Street furniture, including fencing, sidewalks and pathways, should be given special design considerations to enable the maximum identity and uniqueness of character to be built into each development. Applications for design review for residential or commercial

projects of over four acres may include identified areas for public art in larger public areas, as appropriate and feasible.

5. Landscaping, signs, lighting, and other streetscape design techniques along streets should be used to announce gateways into the City. (Policy CD-3)

6. Minimize disruption of existing views by new development and maintain streets as view corridors. (Policy CD-7 and CD-8)

7. The scale and layout of structures and physical spaces should relate to a human scale and provide ample opportunities for pedestrian and handicapped access and circulation.

8. Good architectural character is based upon the suitability of a building for its purposes, upon the consistent and appropriate use of sound materials, and upon the principles of harmony and proportion in the elements of the building.

9. Good architectural character is not, in itself, more expensive than poor architectural character, and is not dependent upon a particular style of architecture.

10. Mitigating measures that are established as part of an environmental impact report or negative declaration for a project should be considered for inclusion as conditions of approval or project revision.

B. Site Planning

1. Although the southern part of the NWSPA is generally flat and without significant natural features, to the extent feasible any natural topographic and landscape features as may be available on the site should be incorporated into a development. Development should work to preserve or protect unique or special natural features of the site. If feasible, development should minimize the removal of native vegetation and mature trees.

2. Buildings and open spaces should be in proportion and scale with existing structures and spaces in the surrounding area. The rear of a building and site should be given treatment as well as the more visible front and sides.

3. Transit stops and shelters should be provided, where appropriate. Location should be coordinated with the transit agencies. Well-defined and reasonably direct pedestrian routes to transit stops should be provided.

4. To the extent feasible, the street pattern should connect with streets in adjacent developments and provide access to transit service streets.

5. Pedestrian paths should be buffered from fast-moving traffic and expanses of parking.

6. Trees should shade streets, sidewalks, and parking lots.

7. A site should not be so overcrowded as to cause unbalanced relationships of buildings to open space. Open spaces should not be unduly isolated from one another by unrelated physical obstructions such as buildings and paved vehicular areas, but rather, should be

linked by reasonable open space corridors.

8. Buildings should be sited in an orderly, non-random fashion.

9. Habitable space should be oriented with due regard to sun, prevailing wind, desirable vistas, and nearby land uses.

10. The floor plans of residential units should have proper orientation, access, and view to adjacent private and public open space.

11. The intrusive impact of motor vehicles upon the privacy of office, other workspace, and residential environments should be minimized while maintaining convenient access between units and parking.

12. Paved areas should only be as large as necessary to serve parking, circulation, and open space needs and their appearance should be enhanced by landscaping. Carports or garages of residential projects should enhance the parking areas by their design.

13. Grading, fill, or surcharge should be restricted to the minimum necessary to accommodate specific approved buildings and related structures. Site grading should not obstruct natural drainage flow from abutting property or divert drainage from its natural watershed.

14. Development sites should be lighted with fixtures which relate to the scale and design of the development and which have an intensity high enough to maintain security and low enough to avoid being a nuisance. Other than public or private streetlights, exterior lighting should be diffused or concealed, in order to prevent illumination of adjacent properties or the creation of objectionable visual impacts on properties or roadways.

15. Fencing used throughout a project should be consistent in material and design. Offsetting portions of fencing and creating landscape pockets should be considered for long expanses of fencing.

C. Alternative Pedestrian and Bicycle Access

1. Internal Sidewalk Network

a. Pedestrian network should link buildings in residential areas to commercial uses and to streetscape sidewalks.

D. Architectural Design

1. Materials, textures, and colors employed should be compatible and consist of high quality building materials suitable for the manner of construction proposed.

2. Building design elements should avoid monotonous repetition or excessive variety of forms, patterns, and colors.

3. Decorative devices should not be used to conceal poor design.

4. Preferred exterior finishes on residential buildings include, but are not limited to, the following types of materials: wood clapboard, wood shingle, wood board and batten, stucco, brick, or stone. Use of plain panel siding (i.e., T1-11) is discouraged as a primary siding material. When panel siding is used, battens should be used for board and batten appearance. Metal buildings could also include naturally weathering metals.

5. Exterior finish material or materials should wrap around to all publicly visible sides of the building. The use of more than one material is encouraged (e.g., horizontal siding with brick, stone, shingles, or stucco below).

C. RESIDENTIAL DESIGN GUIDELINES FOR SINGLE FAMILY HOUSING

A. SITE PLANNING

1. Residents should be able to easily and safely walk or bicycle to a store, school, or park.
2. Front setbacks should be varied and porches should be designed to provide a transition between structure and sidewalk. (Policy CD-20)
3. Residential front yard setbacks should be staggered. Setbacks should be landscaped.
4. Porches, bays, and balconies are encouraged and should be allowed to project into these setbacks.
5. Consideration should be given to placement of the house on the lot in terms of privacy between adjacent homes. Direct window conflicts across side and rear property lines should be avoided.

B. MAIN ENTRANCES

1. Building facades should be varied and articulated with frequent entrances.
2. The main entrance should be oriented to the street to promote an active pedestrian environment.
3. The main entrance should not be further than 6 feet behind the longest wall of the main portion of the house that faces the street.
4. A front porch or covered entry should be provided to provide a transition zone from the public area to the private space. Front porches should be a minimum of 6 feet deep in order to accommodate outdoor seating. Front porches may encroach partially (up to 5') into the front yard.
5. At least 15% of the area of the street-facing façade(s) should be windows. Windows in garage doors do not count toward the 15%, but if the main entrance faces the street, then the area of window in the front door counts toward the 15%.

C. GARAGES AND DRIVEWAYS

1. Single-family residential garages should be set at least 5' behind the front façade of a residential building.
2. Generally, the length of a garage wall facing the street should not be greater than 50% of the total length of the façade. Houses with a length of 24 feet or less may have a 12-foot wide garage if there is living space or a covered balcony above the garage. (Policy CD-2 1).
3. Garage doors near the front of the lot should be oriented 90 degrees from the street, where feasible. A garage wall that faces a street should be recessed behind the front edge of the house. However, if the length of the garage wall is 40% or less of the total length of the street-facing façade, it may be up to 6 feet in front of the longest street-facing wall of the house if there is a covered porch of at least 48 s.f. in area with minimum dimension of 6' and the front of the porch must be flush or in front of the garage wall. (Policy CD-2 1).
4. Garage doors should appear to be set into the walls rather than flush with the exterior wall. Garage doors should be no more than 16 feet in width. Single car garage doors are preferred over a single two-car garage door.
5. Design elements such as bay windows or balconies should be incorporated into the second level above garages to break down the scale of the garage. (Policy CD-2 1) Windows and panels are encouraged to add visual interest to the garage door.
6. Driveways should be a minimum of 20 feet in length. "Hollywood" driveways (with center strip of grass or bricks) are encouraged.
7. Tandem car garages are encouraged as they reduce the visual impact of the garage by utilizing a one-car garage door.

D. ARCHITECTURAL DESIGN

1. Building roofs should be varied and ridgelines should incorporate a variety of hips and gables both parallel and perpendicular to the street. Additional elements such as dormers and turrets are encouraged to break up the roof. Shed roofs should only be attached to the principal building walls, with a minimum slope of 2:12.
2. Dormers should be placed no closer than 36 inches to building sidewalls.
3. Windows and doors should be made of wood, vinyl, factory-painted aluminum, or other quality materials.
4. Door and window trim or stucco surround should be provided on all sides of the home. 2x wood trim is preferred over 1x wood trim. Windows set in stucco without any trim or surround are strongly discouraged unless particular to the style of architecture.

5. Glazing should be clear glass with no more than 10% daylight reduction (tinting). Glazing should not be reflective.

6. The undercroft of decks and porches should be enclosed with lattice or vertical pickets.

7. Block frontages should contain a variety of facades. Methods of variation may include varied garage placement, varied rooflines and roof colors, second stories setback from the first floor, use of dormers and window placement, and changes in single story elements such as porches, and covered entries.

Additional architectural design guidelines for the residences are provided on the following pages.

Cottage Style

Cottage is a picturesque style derived from medieval Norman and Tudor domestic architecture. The resulting English and French "cottage look" became extremely popular nationwide after the adoption of stone and brick veneer techniques in the 1920's.

Although the cottage is looked upon as small and not costly, it was considered one of the most recognized styles in suburban America. Established neighborhoods in East Bay and Central Valley contain many homes of charm and character that depict the alluring, yet unpretentious lifestyle of the Cottage home.

Roof pitches are typically steeper than traditional homes and comprised of gables, hips and half-hip roof forms. The overhangs are minimal with either tight fascias or rafters exposed or trimmed with a fascia board. The primary material is stucco, typically used with stone and/or brick, and occasionally wood as an accent. The most recognizable details are the stucco accents of recessed elements and swooping sculptured walls at the front elevation and around the chimney stack.

DESIGN GUIDELINES

Roof Pitch and Form

5:12 to 6:12 pitch, hip, half hip and gable.

Roof Material

Flat concrete tile with the appearance of slate or premium grade composition shingle.

Overhangs

12" eaves and tight rakes

Siding

Wood or cementitious wood siding may be used as an accent in eaves. Stone or brick may be used as a facade or accent material with stucco.

Stucco

Stucco may be used as the primary material, sometimes having stone and/or brick accents. Stucco shall be light to medium sand finish.

Stone and Brick

Stone and/or brick may be used as an accent material. Appropriate for chimney alone or in combination with stucco.

Balconies

Balconies shall have wood or wrought iron detailing as an attachment to the building plane.

Porches

None

Window Treatments

Wood or stucco trim shall occur on some windows.*

Entry

The entry will be covered by an alcove or tower element. Stone and/or brick is appropriate as a primary or accent material on either of these forms.

Doors

Simple or arched door with wood surrounds and optional side lites.

Garage Doors

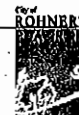
The doors shall be the wood roll-up type with a variety of panel break-ups to correspond with the elements of this style.

Front Elevations

Asymmetrical one and two story forms with swooping roof line, front facing gables and steep roofs.

Design Guidelines

Northwest Specific Plan



WILLIAM HEZMALHALCH
ARCHITECTS INC.
2001307 09-14-04

Cottage Style

CHARACTER ELEMENTS / DETAILS

The design characteristics provide the essentials of massing, scale, proportion and building materials in understanding the principal concepts for this style. The application of essential details will embellish each distinct architectural style. They are identified as:

- ◆ Steep or swooping roof pitches.
- ◆ Projecting gable ends.
- ◆ Exposed rafter tails with tight rake.
- ◆ Stone and brick as a major accent on walls, tower and alcove or entry elements.

COLOR PALETTE

The Cottage style is characterized by soft, muted colors that are reminiscent of those found in the rural architecture of France and England.

Stucco

Colors are soft, mid-value hues of beige, tan, yellow, grey and green.

Roofs

Composition shingle or flat concrete roof tile in shades of gray, blue, green, brown, beige and plum emulate the natural slate roofs of Europe.

Trim

Soft, tinted whites, which are in subtle contrast to the body color.

Doors and Shutters

Accents of muted blue, green and red are used for entry doors and shutters.

Fascia and Garage Doors

May be in the same soft white, or they can be a darker, contrasting color for a more dramatic effect.

Masonry

When used, may be either brick or stone, but must always have a rusticated appearance.

Design Guidelines

Northwest Specific Plan



WILLIAM HEZMALHATCH
ARCHITECTS INC.
2001307 09-14-04

Craftsman Style

The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. The style stressed the importance of all exterior and interior elements receiving both tasteful and "artful" attention. The movement influenced numerous California architects such as Green and Green, and Bernard Maybeck.

The resulting Craftsman style responded with extensive built-in elements and treating details such as windows or ceilings as if they were furniture. The overall affect was one of a natural, warm and livable home.

The style is further characterized by the rustic texture of the building materials, broad overhangs with exposed rafter tails at the eaves and trellises over the porches. In California, the Craftsman style spun out of bungalows that were the production home of the time. This unique predominant look promoted hand crafted quality; thus the name Craftsman.

DESIGN GUIDELINES

Roof Pitch and Form

4:12 to 5:12 pitch, gable and shed.

Roof Material

Flat concrete tile to resemble shake or premium grade composition shingle or shake.

Overhangs

18" to 30" standard, wide projecting eaves with exposed rafter tails.

Siding

Horizontal wood or cementitious wood siding shall be the predominant material used on the facade.

Stucco

Stucco may be used only as a secondary material. Stucco shall be smooth or light to medium sand finish.

Stone and Brick

Stone may be used as an accent material on facade, balustrades, pilasters and chimneys. May be combined with brick.

Balconies

Balconies project out over the building plane and are articulated with wood detailing.

Porches

Porches cover the front door area and/or the full width of the front elevation. They are typically supported by battered pilasters with upper columns and enclosed by a balustrade.

Window Treatments

Wood trim surrounds shall be used on some windows. Shutters are occasionally used.*

Entry

The entry shall be covered by the porch.

Doors

Simple door with wood trim and optional side lites.

Garage Doors

The doors shall be the roll-up type with a variety of panel break-ups to correspond with the elements of this style.

Front Elevations

Combined one and two story massing with front facing gable, and front porch supported by battered columns.

Design Guidelines

Northwest Specific Plan



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
2001307 09-14-04

Craftsman Style

CHARACTER ELEMENTS / DETAILS

The design characteristics provide the essentials of massing, scale, proportion and building materials in understanding the principal concepts for this style. The application of essential details will embellish each distinct architectural style. They are identified as:

- ◆ Gentle roof pitches.
- ◆ Projecting gable ends and exposed rafters.
- ◆ Porches enclosed by a balustrade.
- ◆ Stone and/or brick may be used as an accent on walls, pilasters, columns and porches.

COLOR PALETTE

The influence of nature and the Arts and Crafts movement are seen in the range of organic colors available for the Craftsman style. The colors for this Craftsman Style will address the lighter body palette.

Stucco

Color range in earthtones, from warm greens and light browns to tans and ochre yellows.

Roofs

Composition shingle, or concrete tile with a shake texture, in shades of warm green or brown.

Siding

Earthtones ranging from warm greens, tan and light browns.

Trim

Earthtones ranging from warm greens and light browns to tans and ochre yellows.

Doors and Shutters

Accent colors are rich, light earthy shades of green, red, and brown.

Masonry

If used, brick should have a rustic, hand-made look - reminiscent of the clinker brick found on historic Craftsman homes. Stone can have the smooth, rounded shape of river rock, or a more textural, rubble like appearance.

Spanish Colonial Style

Spanish Colonial, also known as Spanish Eclectic is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its introduction in the Panama-California Exposition of 1915.

The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden and sprawling shade trees are hardly surpassed as foreground design elements. Moreover, further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

Key features of this style were adapted to the California locale. The plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

DESIGN GUIDELINES

Roof Pitch and Form

4:12 and 5:12 pitch, gable and hip.

Roof Material

Barrel tile.

Overhangs

Tight rakes and 12" eaves, with exposed rafter tails as an accent.

Siding

None.

Stucco

Stucco is the predominant material to be used on all elevations. Finish shall be smooth or light to medium sand finish.

Stone and Brick

Brick may be used as an accent material. Ceramic spanish tile is encouraged as an accent material.

Balconies

Balconies may be integral to the building plane or project out over building planes to break up the front mass, and are articulated with wood or wrought iron details.

Porches

Porches wrap around courtyard elements and are typically accented by arches, columns, walls and gates.

Window Treatments

All windows shall be trimmed with surrounds. Shutters are occasionally used. One to two accent windows will be recessed on the front elevation.

Entry

The entry may be a deeply recessed doorway or covered and enclosed by a porch and courtyard layout.

Doors

Doors are simple with lites, or solid with or stucco trim, and may be articulated with side lites.

Garage Doors

The doors shall be the roll-up type with a variety of panel break-ups to correspond with the elements of this style.

Front Elevations

Asymmetrical one and two story massing with shallow pitched hip and gable roofs.

Design Guidelines

Northwest Specific Plan



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
2001307 09-14-04

Spanish Colonial Style

CHARACTER ELEMENTS / DETAILS

The design characteristics provide the essentials of massing, scale, proportion and building materials in understanding the principal concepts for this style. The application of essential details will embellish each distinct architectural style. They are identified as:

- ◆ Simple two story massing
- ◆ Upper story balconies and verandas with embellished trim
- ◆ Ornate detailing at entries, windows, balconies and verandas.
- ◆ Stucco finish with painted wood detailing

COLOR PALETTE

Stucco

Color range in off-whites or beige tones to light tans.

Roofs

Traditional clay, barrel in subtle terra-cotta blends or concrete "S" roof tile in similar colors.

Siding

None.

Trim

Stucco trim elements in lighter wood tones. Actual wood members can be painted in darker colors, simulating the look of stain.

Doors and Shutters

Accent colors are deep jewel tones as well as rich earth tones.

Masonry

Brick and stone.

Design Guidelines

Northwest Specific Plan



WILLIAM HEZMALHALCH
ARCHITECTS INC.
2001307 09-14-04

Italianate Style

The Italianate style began as part of the picturesque movement, a shift away from a strict classical direction in art and architecture. Although few American architects could afford to travel to Italy in the mid-nineteenth century, the European influence came through English buildings and pattern books. Old world prototypes were refined, adapted and embellished, evolving into a classic revival period style.

Although the new period style generated less formality, traditional classical elements such as the symmetrical façade, squared tower entry forms, arched windows, quoined corners and bracketed eaves persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for porches, balconies, railings and fences.

Of the three styles of Italian homes built in America; the Villa, Italianate and Brownstone, the Italianate became the most popular. Its sophisticated façade and graceful details made it easily recognizable, but the decorative brackets that articulate the eaves became such a prominent feature that it sometimes was known as the "Bracketed" style.

DESIGN GUIDELINES

Roof Pitch and Form

4:12 pitch standard. The large parallel section of roof shall be hipped.

Roof Material

Concrete 'S' or barrel tile.

Overhangs

12" to 24" overhanging eaves with decorative brackets below.

Stucco Finish

Smooth or light to medium sand finish.

Brick/Stone/Tile

Cut stone may be applied as an entire surface material or used at the entry and corners as an accent. The use of decorative Italian tile is encouraged.

Chimneys

If the plan calls for one, the stucco chimney stack will have an articulated cap detail.

Porches

Porches shall occur differently with the varied massing of this style; very formal, vertical and articulated with a square plan configuration.

Balconies

The balcony shall project from the building plane as a highly decorative wrought iron element or concrete with balusters.

Window Treatments

Shutters may be used occasionally. Arched and curved window tops will be used predominantly above rectangular windows, along with exterior stucco framing. Hooded window surrounds may be used.

Entry

The entry shall be pronounced with a detailed door surround, in wood or stone, or a porch or portico.

Doors

The doors shall be detailed with transom and sidelights. Transom will be arched to match the window detail.

Garage Doors

The doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

Front Elevation

With the two story square plan layout of this style, the massing will be vertical in appearance.

Design Guidelines

Northwest Specific Plan



W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
2001307 09-14-04

Italianate Style

CHARACTER ELEMENTS / DETAILS

The design characteristics provide the essentials of massing, scale, proportion and building materials in understanding the principal concepts for this style. The application of essential details will embellish each distinct architectural style. They are identified as:

- ◆ Elaboration and detail of the windows, cornices, porches and doorways
- ◆ Low-pitched roofs with brackets under deep overhangs
- ◆ Cornices at eave line
- ◆ Horizontal banding and quoins as predominant elements
- ◆ Corbels under eaves
- ◆ Engaged columns
- ◆ Quoins arched forms at 1st story windows, entry, etc.
- ◆ Wrought iron

COLOR PALETTE

Inspiration for the warm colors of the Italianate palette is found in the villas and farmhouses of the Tuscan countryside in Northern Italy.

Stucco

Rich, saturated hues of yellow, tan, salmon and melon.

Roofs

Tiles of natural clay or concrete, in barrel, roman pan, or low-profile, are used in a variety of terra-cottas, browns, tans and warm reds, with complex blends encouraged.

Trims

Deeply tinted whites, lighter wood tones. Darker secondary trim palette may be used for a more traditional Tuscan appearance.

Doors and Shutters

Emphasized with bolder, jewel tones, as well as rich earth tones. A variety of green and red hues are prevalent although some browns, blues, and even black are allowed.

Masonry

A rustic look is achieved with various rubble textures, while a more formal look is emphasized by the use of limestone block.

Design Guidelines

Northwest Specific Plan



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
2001307 09-14-04

Mediterranean Style

One of the three architectural sub-styles that evolved from the Hispanic heritage; Mission, Spanish Colonial Revival, and Mediterranean. These styles spread across the country in the years between 1890 and World War II. Despite their foreign ancestry, all these styles are unmistakably American. The Spanish and Mediterranean (which was Italian plus Spanish plus French) styles worked well for houses of every size. The Mediterranean style was seen throughout the United States and flourished in warm climates, particularly California, southern Florida, and the Southwest.

What we have come to recognize as a region's 'style' of architecture is a product of its vernacular building materials, its predominate design characteristics and romantic illusions of its past. It is as hard to characterize Mediterranean 'style' architecture as it is to characterize American 'style' architecture. Each region is large and rich with diversity. Spain, France, Monaco, Greece, Italy, Turkey and the former Yugoslavia share the northern coastline of the Mediterranean Sea and each has, within herself, evolved a 'style' and many substyles.

This 'style' tends to be an open plan to capture the views from as many rooms as possible. Flat roofs are common because of the infrequent precipitation, the accommodation of roof terraces and regulations to not block a neighbor's view. For ease of construction on the sloping sites the building forms remain fairly boxy. The use of structural columns and arches are important because of the region's classical roots. A courtyard with a fountain integrates an outdoor living area used for leisure and dining with water sculpture. The water imparts the suggestion of refreshment and rejuvenation into an otherwise semi-arid climate, along with the musical quality that dripping water can impart. Portals, loggias, porticos, verandahs and terraces are all common due to the pragmatic need of shading the interior and the desire to create outdoor rooms to take advantage of the temperate climate. The transition between interior and exterior space is easy and convenient. We have come to associate these and other design characteristics as Mediterranean 'style' architecture because of their predominant use in this region.

DESIGN GUIDELINES

Roof Pitch and Form

Typical roof pitch 4:12. Low pitched, hipped or with very low gables. Sometimes a false gable front will hide a flat roof behind.

Roof Material

Concrete 'S' or barrel tiles, occasional shingles.

Overhangs

Overhangs will have tight rakes and 12" eaves

Siding

None.

Stucco

Smooth to light sand finish or rough textured finish.

Brick/Stone/Tile

Terracotta, natural stones, accent tiles.

Chimneys

Sculptural chimney forms, not prominent.

Porches

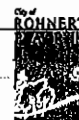
Porches shall be expressed as an integral part of massing and form. They shall be recessed with ornamental elements such as columns, arched openings and trim surrounds.

Balconies

Balconies will project out over building plane to break up otherwise simple massing. Wrought iron railing.

Design Guidelines

Northwest Specific Plan



Mediterranean Style

Window Treatments

Casement windows of wood or steel, singular or grouped or round arched with wrought iron grilles.

Entry

Carved ornamental detailing at entries, recessed arched doorways with added emphasis above portal or front door.

Doors

Round arched, carved or paneled doors. Wrought iron grilles.

Garage Doors

The doors shall be a roll-up door with a variety of panel break-ups to correspond with the elements of this style. If they have windows, they must be appropriate in form to this architectural style.

Front Elevations

The elevations will be simple, primarily horizontal.

CHARACTER ELEMENTS / DETAILS

The design characteristics provide the essentials of massing, scale, proportion and building materials in understanding the principal concepts for this style. The application of essential details will embellish each distinct architectural style. They are identified as:

- ◆ Building forms fairly simple and boxy.
- ◆ Courtyard plan forms integrating interior to exterior spaces.
- ◆ Structural columns and arches.
- ◆ Overall smooth stucco finish with applied ornate details at entry points, accent windows or balconies and verandas.
- ◆ Striped awnings mounted on spearlike struts.
- ◆ Casement windows of wood or steel.

COLOR PALETTE

In the Mediterranean style, the key word is simplicity. Color palettes are created from nature, mostly sunshine hues and warm earth tones.

Stucco

Whites or ochres.

Roofs

Tiles of natural clay or concrete, in barrel are used in a variety of terra-cottas and warm reds.

Trims

Deeply tinted whites, lighter wood tones. Pale pinks, yellows and grays.

Doors

Dark tones of greens or blues may be used. Terra cotta colors or shades of browns.

Masonry

If used, may be either brick or stone. Various textures and colors of natural terracotta to deep reds and browns.

Design Guidelines

Northwest Specific Plan



WILLIAM HEZMALHALCH
ARCHITECTS INC.
2001307 09-14-04

D. ADDITIONAL RESIDENTIAL DESIGN GUIDELINES FOR MULTI-FAMILY DEVELOPMENT

A. SITE AND ARCHITECTURAL DESIGN

1. Building facades and rooflines should be broken up to give the appearance of a collection of smaller structures. To the extent possible, each of the units should be individually recognizable with the use of balconies, setbacks, projections, pattern of windows and doors or other architectural features.
2. Where possible, front setbacks within the same structure should be varied, unit planes should be staggered and jogged, no more than two adjacent units with identical wall and rooflines, and variety of orientation to avoid the monotony of garage door corridors. (Policy CD-20) 3.
3. No front setback should be required for housing that is over first-floor commercial space.
4. Project entry areas should provide the resident and visitor an overview to the project.
5. Exterior finish material or materials should wrap around to all visible sides of the building. The use of more than one material is encouraged (e.g., horizontal siding with brick, stone, shingles, or stucco below). Vertical siding should not be used.
6. Roof forms should be hipped or gabled with a pitch of at least 4 to 12.
7. For improved security, windows of frequently used rooms (e.g., living and dining areas) should be oriented to overlook common open space and child play areas.
8. For improved security, entries to each of the dwelling units should be visible from at least one other dwelling.
9. For improved security, fencing around private yards is encouraged not to exceed 4.5 feet in height with lattice used for the top 18" of taller fences.
10. Sidewalks should not allow for intrusion into privacy of dwellings. Where proximity is unavoidable, a landscaped buffer should be provided.

B. DRIVES AND PARKING AREAS

1. Principal vehicular entry drive should be through an entry drive with a focal point (e.g., community building, fountain, etc.) rather than a parking drive. Colored textured paving treatment should be used at the entry drives.
2. There should be no more than an average of 10 spaces of uninterrupted parking, whether in garages, carports or open parking areas.
3. The extent of perimeter parking drives should be minimized. Buildings should be placed

closer to the street than parking areas.

4. Landscape bulbs should align with major building entrances to provide pedestrian access to the building entrance from a parking court or drive.

5. Parking areas should be well lit and located so as to be visible from the residential units.

6. Parking areas should be located such that the walk from the parking area to the dwelling units is short and direct.

E. ADDITIONAL DESIGN GUIDELINES FOR SPECIFIC PLAN AREAS

1. Residential front yard setbacks should be staggered. Setbacks should be landscaped.

2. Porches, bays, and balconies are encouraged and should be allowed to project into these setbacks.

3. No front setback should be required for housing that is over first-floor commercial space.

4. Building facades should be varied and articulated with appropriate entrances.

5. Single-family residential garages should be set at least 5' behind the front façade of a residential building.

F. DESIGN GUIDELINES FOR LARGE RETAIL/COMMERCIAL

1. Facades and Exterior Walls

Intent: Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the community's identity, character and scale.

Guidelines:

A. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the facade. No uninterrupted length of any façade shall exceed 100 horizontal feet.

B. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length.

C. The street level facade of such stores shall have storefront windows between the height of three feet and eight feet above the walkway grade for no less than 60% of the

horizontal length of the building facade of such additional stores.

2. Detail Features

Intent: Buildings should have architectural features and patterns that provide visual interest at the scale of the pedestrian, reduce massive aesthetic effects, and recognize local character. The elements in the following guidelines should be integral parts of the building fabric, and not superficially applied trim or graphics, or paint.

Guidelines:

A. Building facades must include a repeating pattern that shall include no less than three of the elements listed below:

1. Color change.
2. Texture change.
3. Material module change.
4. Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.

B. At least one of these elements shall repeat horizontally.

C. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

3. Roofs

Intent: Variations in roofline should be used to add interest to, and reduce the massive scale of, large buildings. Roof features should complement the character of adjoining neighborhoods.

Guidelines:

Roofs shall have no less than two of the following features:

Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatment.

A. Overhanging eaves, extending no less than 3 feet past the supporting walls.

B. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to 1 foot of vertical rise for every 3 feet of horizontal run and less than or equal to 1 foot of vertical rise for every 1 foot of horizontal run.

C. Three or more roof slope planes.

4. Materials and Colors

Intent: Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods.

Guidelines:

A. Predominant exterior building materials shall be high quality materials. These include, without limitation:

1. Clay brick
2. Wood
3. Rock or other native stone
4. Stucco, of varied finishes.
5. Tinted, textured, concrete masonry units

B. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is discouraged.

C. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.

D. Predominant exterior building materials shall not include the following:

1. Smooth-faced concrete block
2. Smooth finished tilt-up concrete panels
3. Pre-fabricated steel panels, except as an architectural roofing material

5. Building Entryways

Intent: Entryway design elements and variations should give orientation making them easy to identify both day and night as well as providing aesthetically pleasing character to the building. The standards identify desirable entryway design features.

Guidelines:

A. Each principal building on a site shall have clearly defined, highly visible customer entrances utilizing no less than three of the following to become the most prominent features:

1. Canopies or porticos
2. Overhangs
3. Recesses/projections
4. Arcades

5. Raised cornice parapets over the door
6. Peaked roof forms (e.g. gable or hip)
7. Arches
8. Outdoor patios
9. Display windows
10. Architectural details such as tile work and moldings that are integrated into the building structure and design
11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting

B. Where additional stores will be located in the principal building, each such store shall have at least one exterior customer entrance, which shall conform to the above requirements.

6. Back and Side Facades

Intent: All facades of a building which are visible from adjoining properties and/or public streets should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristics similar to the front facade.

Guidelines:

All building facades which are visible from adjoining properties and/or public streets shall comply with the requirements of Subsection E.

A. This requirement shall only apply to two sides of the building; the side facing the primary street, and another side facing a second street. Movie theatres are exempt from this requirement.

G. ADDITIONAL DESIGN GUIDELINES FOR COMMERCIAL²⁴

A. PROVISION OF ACCESSIBLE PUBLIC OUTDOOR SPACE

1. Accessible public outdoor space should be provided where appropriate and feasible.
2. Tables and chairs should be provided.
3. Pedestrian-scaled lighting should be provided at min. 3 foot-candles
4. Accessible public outdoor space should be located adjacent to street.

²⁴ The southern part of the NWSPA is designated for C-R (Regional Commercial); Guidelines in this subsection, developed by the City of Rohnert Park, are more appropriate for smaller scale commercial and retail development. Because smaller scale commercial includes uses are permitted in this zone, these Design Guidelines are included herein. However, their application for large/retail commercial may be inappropriate or infeasible.

B. SITE PLANNING

1. Buildings should be oriented to pedestrian walkways.
2. First floor use of the building should be pedestrian oriented.
3. Employees should have alternatives to using their automobiles at lunch (e.g., pedestrian and bicycle connections to related services).
4. There should be clearly defined and reasonably direct pedestrian connections to transit stops.
5. Convenient crosswalks should be provided to other uses and buildings on and off site and through parking areas. (Policy CD-35)
6. Pedestrian routes should be buffered from fast moving traffic and parking areas.

C. ARCHITECTURAL GUIDELINES

1. There should be well-defined entrances.
2. Windows should be recessed not less than 2 inches from the building façade.
3. Signage should be integrated into the architecture of the building.
4. For improved security, doors and windows should be oriented to overlook common areas.
5. For improved security, ground floor entries to businesses should be oriented to public rights-of-way or other businesses.

D. STREETScape TREATMENT FOR MAXIMUM PEDESTRIAN COMFORT

1. Smaller scale pavement should be used (e.g., pavers or scoring).
2. There should be a pedestrian-friendly street grid and alley plan.
3. The first floor level should be at street level or within 18".
4. Along major pedestrian street frontages, pedestrian-scale street lighting, benches, street trees, and other sidewalk amenities should be provided while maintaining a clear 8' wide sidewalk. (Policy CD-55)
5. There should be a continuation of existing sidewalk networks, if applicable.
6. Crossing treatment should be provided at street corners (e.g., bulb outs). (Policy CD-55)

E. ALTERNATIVE PEDESTRIAN AND BICYCLE ACCESS

1. Internal Sidewalk Network

- a. Pedestrian network should link buildings on site and to streetscape sidewalks.
- b. Internal network should contain at least 3 of the following: trees, small-scale paving treatment (pavers or scorers), rain protection, or pedestrian-scale lighting.

F. BICYCLE FRIENDLY

1. There should be bicycle path linkages to buildings on site and to surrounding uses.

G. DRIVEWAYS

1. Curb cuts along front property lines should be minimized.
2. There should be minimum turning radii and 90 degree intersections at drives.

H. LANDSCAPING

A. GENERAL

1. Landscaping should be functional as well as aesthetic.
2. Landscaping should emphasize access points, define circulation elements, reinforce structural designs, and soften hard architectural lines.
3. Outdoor furniture and amenities such as trellises, raised planters, benches, trash receptacles, newspaper stands, phone booths, fencing and bicycle racks should be incorporated into building and landscape design.
4. Landscape buffers should be used at the perimeter of retail service functions and where service functions abut streets and adjacent uses (i.e., loading docks).
5. Plant material should be chosen for its seasonal color (flowers and leaves), sculptural forms, elegance, texture, and playfulness. The edge treatment of parking lots should be low profile peripheral visual screen of hedges on the ground plane and evergreen conical or columnar shaped trees. Accent trees in focal areas should be of all one flowering variety.
6. All areas not otherwise occupied by structures or paved areas should be landscaped and irrigated by an adequate irrigation system. An adequate irrigation system for projects with a site area in excess of ten thousand (10,000) square feet should consist of automatically controlled irrigation fixtures. Plant materials should be planted where they will not encroach upon walkways or driveways, etc. at maturity or create a hazardous condition to structures or public rights-of-way. Landscape plans for development on sites in excess of twenty thousand (20,000) square feet should be prepared by a licensed landscape architect.

C. PARKING AREAS

1. Planting beds and tree wells within parking lots should be protected by curbs with minimum net planting dimensions of 4 feet.
2. Where parking is headed into planting areas, the depth of the parking spaces should be reduced 2 feet for standard parking spaces and 1 foot for compact spaces and the planter should be widened for bumper overhang to maximize planting areas.
3. Surface parking should be provided with predominantly large deciduous and evergreen canopy trees to reduce glare, reflect heat, and preserve site lines.

D. LIGHTING

1. Tree placement should be coordinated with site lighting standards so minimum illumination levels are not compromised as trees mature.

8. IMPLEMENTATION ELEMENT

A. Introduction

The Specific Plan will be implemented through a combination of private and public actions, although the public actions will largely be confined to the review and approvals process, while the responsibility for the development of the facilities and services within the project area will be the responsibility of the private sector. This element identifies the regulatory, financial, and development actions which are required to implement the Specific Plan. The Implementation Element is comprised of three parts, as follows:

- Actions required for adoption of the Specific Plan
- Development review and approval process
- Infrastructure improvements

B. Actions Required for Adoption

The City of Rohnert Park and Sonoma County will need to undertake the following actions prior to the adoption of the Northwest Specific Plan:

- Certify the Northwest Specific Plan EIR.
- Amend the City of Rohnert Park General Plan and adopt rezoning as necessary.
- Amend the Sonoma County General Plan and adopt rezoning as necessary.

1. Required Changes to the City of Rohnert Park General Plan

For the Specific Plan to be consistent with the City of Rohnert Park General Plan, amendments to the General Plan will be required as follows:

- Modify the location and area indicated for residential, commercial and industrial or residential development within the southern part of the NWSPA, as shown in the General Plan Diagram, Figure 2.2-1, to reflect the layout and areas for these land uses as indicated in the present Plan. Confirm the square footage of development and types of land uses to be accommodated.
- Modify the size and location of the park for the southern part of the NWSPA shown on the General Plan Diagram, Figure 2.2-1 and the Parks and Schools diagram, Figure 5.2-1, to reflect the fact that it will not be located on the corner of Labath and Wilfred Avenues, but rather adjacent to the eastern boundary of the residential area.
- Confirm the number and type of dwelling units to be accommodated within the southern part of the NWSPA, allocating the total units between the northern part of the SPA and the southern part; the total number of units for both northern and southern parts of the NWSPA will not be changed.

C. Development Review and Approval Process

As stipulated in the City of Rohnert Park's Municipal Code, Chapter 17.57 SP-Specific Plan District, upon approval of the Specific Plan by the City Council by ordinance, the Plan will enter into effect. Subsequent to the Plan being approved, a Development Area Plan or Plans will be the next step in the development process. The Development Area Plan Application(s) may be submitted at any time subsequent to submittal of the Specific Plan Application, except that the entire project area or the first phase of a multi-year development may be submitted concurrently with the Specific Plan Application. Other applicable project applications, such as a subdivision map, may be submitted concurrently with Development Area Plan applications. The approval of a Development Area Plan is contingent upon a finding by the City Council that the proposed development conforms to the Specific Plan and that public infrastructure and services can be provided concurrently with the development, unless an exception is granted.

The Development Area Plan provides more specific information about the proposed development including preliminary architectural plans and elevations as well as site information on plots and landscaping. A tentative subdivision map, if appropriate, is also part of this procedure.

No architectural and design review will be required for any approvals or permits granted for development that are consistent with the development plan area within the SP district. After the initial approval and construction of the Development Area Plan, modifications to buildings and sites in the NWSPA, are handled through the usual Architectural and Site review procedures.

9. ACKNOWLEDGEMENTS

10. APPENDICES

- City of Rohnert Park Northwest Specific Plan Preliminary Application, presented by Redwood Equities
- Northwest Specific Plan Market Analysis, Economic & Planning Systems, Inc. August 2004.
- City of Rohnert Park - Public Facilities Finance Plan - Final, Harris and Associates, May 25, 2004.
- A Cultural Resources Evaluation of The Northwest Specific Plan Area in Rohnert Park, Sonoma County, California, prepared by Elizabeth Bedolla and Katherine Flynn, Archeological Resource Service, January 25, 2002.
- Biological Resource Assessment for the 80-acre Rohnert Park Northwest Area, prepared by Barry Anderson, North Fork Associates, 2004.
- Northwest Specific Plan Traffic Impact Study for the City of Rohnert Park, Whitlock and Weinberger Transportation, October 19, 2004

11. CONSULTANT TEAM

- Civil Engineering - Civil Design Consultants, Mark Von Tegen
- Traffic Engineering - W Trans, Darlene Whitlock
- Environmental Attorney - Sheppard Mullin, Robert Uram
- Land Use Attorney - Costin, Beyers & Cate, Chris Costin
- Environmental Consultant - H.T. Harvey, Julie Klingmann, Biologist - Jeff Wilkinson
- Surveying - Cinquine & Passarino, Inc., George Cinquine
- Wetlands Delineation - North Fork Associates, Barry Anderson
- Land Use Planning - Parsons Corporation, Gordon Linden
- Rare Plants Consultant - Laurence P. Stromberg
- Economics Consultant - Economic & Planning Systems, Walter Keiser
- Phase I EIR - Harris & Lee, Bob Harris
- Cultural Resources - Architectural Resources Services, Bill Roop
- Geological Engineering - Michelucci & Associates, Daniel Caldwell
- Architects - William Hezmalhalch, Inc., Kent Bourland
- EIR Consultant - Parsons Corporation, Robin Cort