



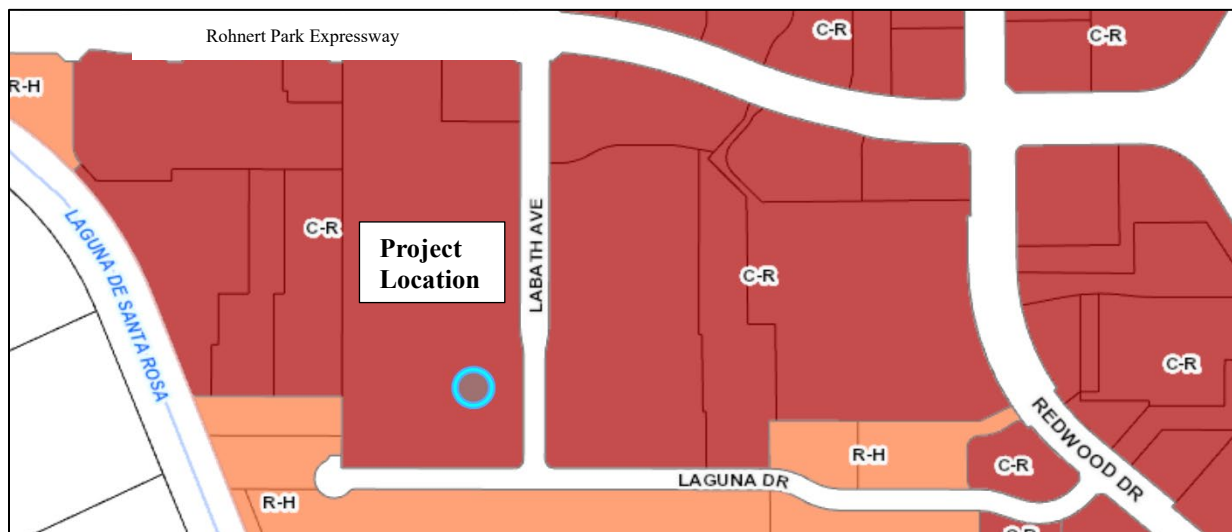
City of Rohnert Park Planning Commission Report

Meeting Date: August 8, 2024
Item No: 7.1
Prepared by: Brandi Caulfield, Planning Consultant
Suzie Azevedo, Assistant Planner
Agenda Title: PLSR24-0002, Site Plan and Architectural Review – CenterLine 33 Exterior Court Facility (CEQA – Exempt Under CEQA Guidelines 15304(a) and 15304(c) – Minor Alterations to Land)
Location: 555 Rohnert Park Expressway, APN 143-391-085
GP/Zoning: Commercial/C-R: Regional Commercial
Applicant/Owner: Richard Coombs, CenterLine 33, LLC

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 2024-13, approving Site Plan and Architectural Review for the exterior pickleball court facility associated with the CenterLine 33 Health Club, (formerly Reading Theaters) located at 555 Rohnert Park Expressway (**Figure 1: Location Map**).

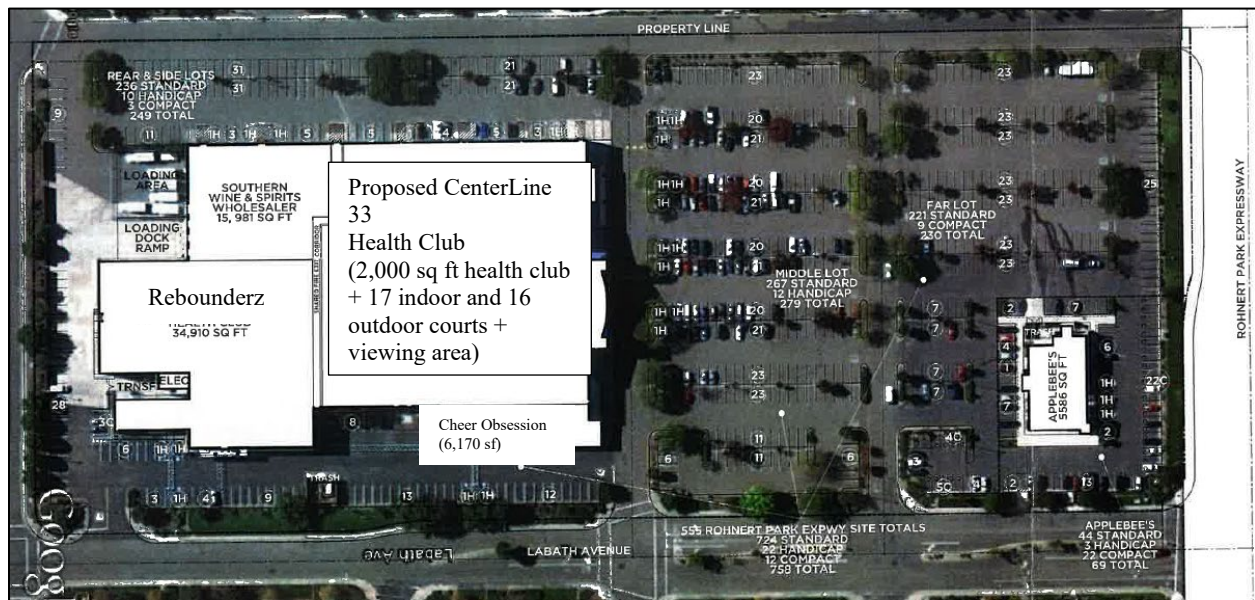
This proposal is consistent with the Regional Commercial land use designation in the General Plan and the associated C-R: Regional Commercial zoning district. Surrounding land uses are regional commercial to the east and west and high density residential to the south, along Laguna Drive and to the north across Rohnert Park Expressway. Surrounding businesses include Rebounderz, Cheer Obsession and Southern Wine & Spirits Wholesalers in the same building. Target is the anchor tenant in the commercial center to the east and Big Lots is the anchor tenant in the commercial center to the west. Applebee's Restaurant is located to the north.

Figure 1: Location Map



BACKGROUND: The proposed project is located on a 12.08-acre parcel in the western portion of the City in an area predominately characterized by existing developed parcels with commercial retail, restaurant and family entertainment style businesses. The site is developed with an approximately 116,000 square foot building that houses four separate and independently operated businesses (Rebounderz, Southern Wine and Spirits, the former Reading Theater Complex and Cheer Obsession). The site contains 758 existing parking spaces and benefits from a reciprocal parking agreement with the property to the west. (Figure 2, Current Site Layout and Parking Count)

Figure 2: Current Site Layout and Parking Count



In June of 2024, the applicant, Richard Coombs, CenterLine 33 Health Club, applied for and received an Administrative Use Permit for the conversion of the Reading Theater complex tenant space into an indoor pickleball facility (17 indoor courts) with associated health club amenities including corn hole, ping pong, a 2,000 square foot gym, food and beverage concessions, men's and women's saunas and locker rooms, and 4-5 massage recovery/stretching rooms. The indoor court proposal includes 2 courts with a total of 306 viewing seats for spectators. The proposed Centerline 33 Health Club is a membership driven private facility and is projected to enlist approximately 1500 members. The health club use has been approved pursuant to Section 17.06.050 of the Rohnert Park Municipal Code (RPMC) that provides for a "health club" to be administratively permitted in the C-R, Regional Commercial zoning district. **Figure 3** illustrates the proposed indoor health club features, consistent with the administrative approval.

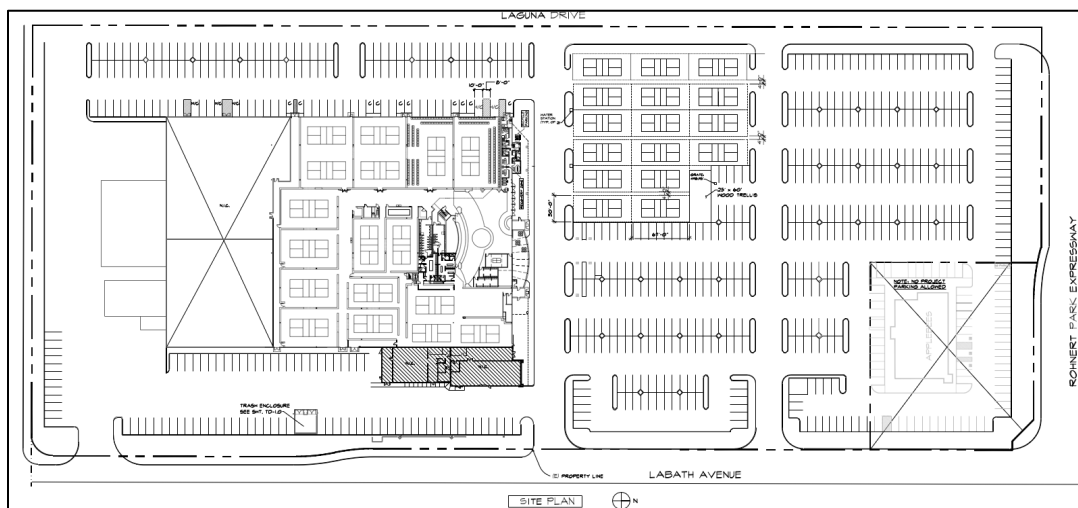
Figure 3, Approved Indoor Health Club



At the time of the administrative approval, the applicant also expressed the desire to expand the health club service to provide an outdoor pickleball court venue to facilitate the rapidly growing interest in facilities that redefine the sports and wellness experience, both indoors and outdoors. Article III, Section 17.25.031 of the RPMC provides for Planning Commission review of site and architectural plans for “any new site plan or building proposed in a commercial district that is greater than two hundred fifty square feet in size and which would be visible from the public right-of-way. Because the installation of the outdoor courts would constitute a change in the site plan and because the outdoor courts include fencing, a shade structure and landscaping that could be visible from the public-rights-of-way on Labath Avenue and potentially Rohnert Park Expressway, the applicant has applied for the necessary Site Plan and Architectural Review and the discussion and analysis for approval are provided below.

Site Plan Details: The proposed outdoor pickleball facility includes the conversion of 138 parking spaces to a 195-foot x 205-foot, 16 court outdoor facility to include a 25-foot x 60-foot shade structure, perimeter fencing, signage, landscaping and other amenities to service the membership of the CenterLine 33 Health Club. (Figure 4, Proposed Site Plan)

Figure 4, Proposed Site Plan



Accommodating the court facility, will require minor modifications to the parking lot surface, including removal of 12 landscape squares with raised curbs measuring 5-feet by 5-feet and filling these areas with asphalt. The entire court area will then be resurfaced with a thin layer of asphalt, without significantly changing the current grade. The asphalt will be coated with acrylic material to create the courts which will create less heat absorption than the current black asphalt. Boundary and play lines are then applied with primer and paint to complete the court surface. While this proposed treatment is not expected to generate substantial cut and fill or change the site grade, the conditions of approval for the project require that the building permit submittal include grading calculations, submittal of the City's Low Impact Development calculations and securing of a grading permit if more than 50 cubic yards of material are disturbed.

The project proposes a 12-foot vinyl-clad cyclone fencing and gate system around the perimeter with locks on all gates to restrict public access. Two gates are proposed at the eastern portion of the north and south fences. The northeast gate will be designed so it can be rolled open to provide access to the area. The access will accommodate a planned beverage cart, similar to those used on golf courses, that will provide light snacks (rolls, muffins, fresh fruit, energy bars, wraps etc.). Additionally, two water stations are planned adjacent to the southern fence line located between courts.

The 25-foot x 60-foot, 12-foot-high wood shade structure will provide a place for players to gather between matches and socialize. It will have a raised floor made of a Trex decking material located approximately six (6) inches above the ground to allow court drainage patterns to be maintained. It will have a trellis flat top roof covered in shade cloth and will provide seating for up to 50 club members.

The project proposes to remove 11 trees located within the portion of the parking lot that will be converted to outdoor courts and to enhance the landscaping in the planters surrounding the outdoor courts.

The project will retain the existing outdoor lighting standards which are downward focused to avoid glare and spillover.

The approved Administrative Permit allows for painting the exterior building and changing the signage on the building to reflect the new use. No additional signage changes are proposed at this time

Figure 5 illustrates the Site Plan and Landscaping concepts.

Figure 5 - Site Plan and Landscaping Concepts



Operational Details: CenterLine 33 will operate 7 days a week. The outdoor facility will be open from 7:00 am to 10:00 pm. The manager and opening staff arrive and prepare for daily activities beginning at 6:00 am. Towels are stocked and all preparation for court play, including the scheduling of reserved and open play courts, are made and determined prior to the 7:00 am opening.

When the facility is open to members at 7:00 am, an outdoor attendant is stationed at the entrance to the court area. Additional attendants and managers frequently monitor the facility throughout the day, to check

on members needs and to oversee the reservation schedule. Concessions cart with foods and beverages are delivered to the outdoor facility and are periodically serviced throughout the day.

ANALYSIS: The game of pickleball, which is a combination of tennis and ping pong, has seen rapid growth since the Covid-19 pandemic. Once thought of as a sport mostly for retirees, the growing popularity spans across generations, attracting both young and old enthusiasts. The sport's competitive nature and versatility have contributed to its widespread success and it can be played both indoors and outdoors, allowing players to enjoy the game in a variety of settings.

Rohnert Park's economic analysis of its retail potential indicates that health and wellness focused businesses are a key component of revitalizing retail centers. This local analysis is supported by anecdotal evidence that empty big-box retail stores and vacant commercial tenant spaces/parking lots are being revitalized and turned into indoor and outdoor health club/pickleball facilities across the country. The proposed CenterLine33 Health Club will breathe new life into a vacant, well known commercial location with a state-of-the-art health and fitness facility.

The project is consistent with the C-R , Regional Commercial-R (Regional) General Plan land use designation of the property, which is intended to provide sites for retail areas containing a wide variety of businesses, including: retail stores, eating and drinking establishments, commercial recreation, business, personal and health services that serve the community and outlying areas within an eight to twenty-mile radius.

Because the reuse of the existing building has been approved, this analysis focuses on the proposed changes to the exterior site plan and their consistency with the City's standards and guidelines. The review of the project is governed by RPMC Section 17.25.033, which outlines the following factors to consider when reviewing a site plan and/or architectural proposal.

- A. *That the development's general appearance is compatible with existing development and enhances the surrounding neighborhood.*
- B. *That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the facade facing the street; and/or the line and pitch of the roof.*
- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

These findings can be interpreted with the guidance provided by the 2012 Rohnert Park Design Guidelines which outline specific best practices for site landscaping, lighting and pedestrian connections.

The review of the project is also governed by RPMC Section 17.16.030, which outlines the City's off-street parking requirements and RPMC Chapter 9.44 and Section 17.12.030, which together outline the City's noise requirements.

General Site Design: As described above, the proposed creative re-use of an underutilized parking lot provides an exciting economic development opportunity for the City and an enhanced recreational opportunity for the City and the larger region. While the Rohnert Park Design Guidelines are more focused on projects that include new buildings, the site plan enhancements, as conditioned, are consistent with the following design guidelines.

- Landscaping should be used to visually soften and define building edges, paths and sidewalks. *The enhanced landscape treatment in the existing parking lot planters along the proposed pickleball courts will help visually soften the impact of new fencing.*
- Landscape areas should have 80% plant materials. *The proposed conditions of approval require this.*
- Plant materials should include trees, shrubs and groundcover. *The proposed conditions of approval require this.*

- The use of native and drought tolerant plant types is encouraged. *The proposed conditions of approval require this.*
- Trees should have a minimum height of 10-feet when planted. *The proposed conditions of approval require this.*
- One tree for every twenty to thirty linear feet of landscaped area is recommended. Accent trees should be of all one flowering variety. *The proposed conditions of approval require trees every thirty feet*
- Plantings should be consistent throughout the development and relate to the adjacent street treatments *The proposed conditions of approval require this.*
- When buildings face parking lots, direct walkways should be used to connect the building entries to the back of sidewalk. *The proposed conditions of approval require this.*
- Direct walkways should be clearly identified. *The proposed conditions of approval require this.*
- The size, material and style of exterior light fixtures should complement the building design. *The reuse of existing fixtures helps ensure this.*
- Colors and finishes of light fixtures should match that of site furnishings, metalwork, and accent or trim building colors. *The reuse of existing fixtures helps ensure this.*
- Lighting fixtures should not cause glare or reflect into the upper stories of buildings, public streets or adjacent parcels. *The required photometric study will help ensure this.*
- Light sources should be directed downward and shielded at lot lines. *The required photometric study will help ensure this.*
- Pergolas, trellises, planters, drinking fountains, tables and seating, umbrellas, ornamental bollards, and bike racks are recommended site furnishings for public open spaces. *The proposed project includes an outdoor pergola feature, drinking station, tables, seating, umbrellas and bike racks.*
- Bike racks should be located in a visible area within close proximity to business entries. *The proposed conditions of approval require this.*

Automobile Parking: As noted above, the project proposes to convert 138 of the existing 758 parking spaces into outdoor courts. This conversion would leave 620 spaces available for the businesses on the site. Table 1 below outlines the Off-Street Parking Requirements established by RPMC Section 17.16.030 for the various uses on the site and calculates a parking demand of 558 spaces based on these standards.

Table 1 – Parking Calculation

Land Use	Parking Standard	Total Size of Use	Total Parking Demand
Rebounderz (Gym)	1 space/100 sf	34,910	349.10
Cheer Obsession (Gym)	1 space/100 sf	6,170	61.70
Southern Wine & Spirit Wholesaler (Warehousing)	1 space/500 sf	15,981	31.96
Centerline 33 Play Courts	2 spaces/court	33	66
Centerline 33 Health Club	1 space/100 sf	2,000	20
Centerline Health Club - Viewing Areas	1 space/4 seats	306	77
Total Parking Demand			605.26
Total Parking Demand (Rounded)			605
Total Parking on Site Post Court Conversion			620
Parking Available Beyond Demand			15

Table 1 indicates that even with the conversion of some parking spaces to outdoor courts, the site exceeds the City's required parking standards. In addition, since 1991, the site has benefitted from a Joint Parking Agreement, which allows patrons at this site to use the adjacent parking lot in periods of peak demand.

Bicycle Parking: RPMC Section 17.16.140 outlines the City’s bicycle parking standards. In commercial zones, the bicycle parking requirement is 1 bicycle space for every 15 automobile parking spaces. The total CenterLine 33 automobile parking demand is 157 spaces yielding a bicycle parking demand of 11 spaces. The proposed conditions of approval require a minimum of 11 bicycle parking spaces be included on the final site plans. The conditions of approval require that these bicycle parking spaces be located within close proximity to the building.

Landscaping: The exterior boundary landscaping of the entire parking area being converted shall be preserved and enhanced. The interior stunted trees, which were planted in diamond-shaped planters, shall be removed. This will result in a loss of 8 crepe myrtles, with trunk diameters less than 8 inches, and 3 trees of the ash varietal, with diameters of less than 16 inches. The proposed conditions of approval required the applicant to work with staff, including the City’s arborist, to provide replacement landscaping elements that will ensure that a complimentary/decorative tree and plant palette is provided to soften and enhance the center and that meets the intent of the RPMC, the City’s Design Guidelines and the State’s Water Efficient Landscape Ordinance (WELO). Specific requirements include:

- Landscape areas shall include at least 80% plant materials and no more than 20% mulch or other soil cover
- Plant materials should include trees, shrubs and groundcover
- Trees should have a minimum height of 10-feet when planted
- Landscape planters shall include at least tree for every thirty linear feet of landscaped area
- Plantings should be consistent with the existing, adjacent parking lot and streetscape themes
- Landscaping shall include primarily native and drought tolerant plants
- Landscape plans shall comply with the Model Water Efficient Landscape Ordinance (MWELo)

Lighting: The current parking lot light standards are of a modern style and will be utilized to provide lighting for the new courts. Because, Pickleball lighting requires qualified lighting experts who will be retained to provide technical expertise in this regard, the proposed conditions of approval require the submittal of a photometric study with the building plans. The photometric study will ensure that light fixtures are directed downward and will not cause glare or spill out into buildings, public streets or adjacent parcels.

Noise: Pickleball is acknowledged to be a noisy sport. Noise is measured by a logarithmic scale with noise levels under 50 dBA generally considered to be quiet. Each 10 dBA of noise increase is generally perceived as “doubling” the impact of perceived noise and noise is perceived to dissipate over distances. Studies¹ reviewed by staff document noise levels of 64 to 88 dBA adjacent to active pickleball courts, with the variability being associated with the type of racquet used by players. The City has pickleball courts as S Park and has received complaints about noise from adjacent homes that are located within 150-feet of the pickleball courts.

The proposed project has some differences from the S park location – it is located in a commercial district, where the City’s noise standards are not as stringent and the nearest residences are the Bell Rohnert Park complex, which is over 800-feet north of the proposed courts, across Rohnert Park Expressway and the multi-family complexes on Laguna Drive, which are over 500-feet south of the proposed courts and somewhat shielded by existing commercial buildings.

Figure 6 shows the noise standards that apply in the project area. Noise standards are shown at the property lines, which is the location where the standard must be met.

¹ Acoustics Group Inc for Cimarron Pickleball Courts, Surprise AZ (2012); Country Roads HOA, Yuma AZ (2012); Pelican Landing Courts, Bonita Springs FL (2018).

Figure 6 – Noise Standard Illustration



Noise impacts from pickleball play can be mitigated. Effective strategies include:

- Controlling the hours of play to daytime hours, when noise standards are higher and receptors may not be so sensitive. As illustrated on Figure 6, the difference between daytime and nighttime standards is 10 dBA.
- Controlling the types of racquets used by players. Noise studies have documented that racquet noise can vary from 57 dBA to 65 dBA adjacent to courts. Utilizing quieter racquets can have the effect of reducing noise by 5 to 8 dBA, which is perceptible.
- Installing acoustic curtains at court fences. Noise studies have documented that these types of curtains can reduce noise by 10 dBA to 20 dBA depending on site factors. The curtains, which are illustrated in Figure 7, come in a variety of colors and can be located to shield the portions of the courts that are contributing most to noise issues.

Figure 7 – Acoustical Curtain Installation at Poinsettia Park, Florida



While noise may not be an issue at this site because of its location and distance from residential development, the conditions of approval have been developed to proactively address this issue. The conditions the applicant to develop noise study protocol with staff and complete a noise study within six months of opening outdoor play. The time frame for study completion is intended to allow the study to be completed during the months when outdoor play is most likely to occur. The conditions of approval also require the applicant to implement noise control strategies including limiting hours of play, controlling racquet types used and installing acoustic curtains if study results document noise issues.

FINDINGS FOR APPROVAL OF THE PROJECT

The review of the project is also guided by RPMC Section 17.25.033, factors to consider/conditions. The applicant has put forward a thoughtful design which will enhance the western Rohnert Park Expressway corridor, provide economic enrichment for the surrounding area as well as achieving an adaptive reuse of a prominent and vacant tenant building. Factors to consider include:

That the development's general appearance is compatible with existing development and enhances the surrounding neighborhood.

The proposed design features, as supplemented with the conditions of approval, are consistent with the City's adopted Design Guidelines which identify the use of landscape, lighting, site furniture and pedestrian and bicycle connections to achieve attractive and human scale sites. The proposed project will also satisfy design guidelines that encourage incorporation and upgrade of outdoor open space and centrally located gathering spaces on renovated commercial buildings. The outdoor expansion to the indoor CenterLine 33 Health Club will be an attractive addition to the western Rohnert Park neighborhood and replace an underutilized parking lot with an attractive recreational amenity. The conditions requiring a noise study and mitigation, if required, serve to ensure that the attractive recreational amenity will not have unintended offsite impacts.

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

While the proposed project will not alter existing buildings on the site, the overall design of the outdoor pickleball facility will achieve visual interest proportioned to the existing building on the site and other surrounding commercial spaces. The proposed industry standard 12-foot-tall black vinyl coated cyclone fence is designed reduce the visual impact of fencing. The enhanced perimeter landscaping around the courts will improve the overall appearance of the site from both Labath Avenue and Rohnert Park Expressway.

That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.

The proposed project, with its conditions, will not change the vehicular connections to the site and will improve pedestrian and bicycle conditions. The required enhanced crossings between the indoor facilities and the courts and between the site and the sidewalk on Labath Avenue will improve multi-modal access and safety on site. The required bicycled parking facilities will be an improvement for patrons choosing to access the site on bicycles.

ENVIRONMENTAL DETERMINATION: The project is exempt from review under the California Environmental Quality Act (CEQA) under the “Minor Alterations to Land” exemption (CEQA Guidelines 15304(a) and (c)). The project involves grading on land with a slope of less than 10 percent and away from sensitive resources and seismic hazard zones (CEQA Guideline 15304(a)). The project may include minor filling on previously excavated land with material compatible with the natural features of the site (CEQA Guidelines 15403(c)).

PUBLIC NOTIFICATION: Public notification is not required for Site Plan and Architectural Review. A courtesy notice was mailed to properties/property owners contiguous to the project site.

Planning Manager Approval Date: 8/2/24

Attachments:

1. Planning Commission Resolution 2024-13
 - a. Exhibit A - Applicant’s Design Package
 - b. Exhibit B – Conditions of Approval

PLANNING COMMISSION RESOLUTION NO. 2024-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK APPROVING SITE PLAN AND ARCHITECTURAL REVIEW FOR THE ADDITION OF AN EXTERIOR PICKLEBALL COURT FACILITY ASSOCIATED WITH THE CENTERLINE 33 HEALTH CLUB LOCATED AT 555 ROHNERT PARK EXPRESSWAY (APN 143-391-085)

WHEREAS, the applicant, Richard Coombs/Centerline 33, LLC, filed Planning Application Nos. PLSR24-0002 for Site Plan and Architectural Review for the addition of an exterior pickleball court facility associated with the Centerline 33 Health Club, in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLSR24-0002 was processed in the time and manner prescribed by State and local law;

WHEREAS, on August 8, 2024, the Planning Commission reviewed Planning Application No. PLSR24-0002 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and

WHEREAS, at the August 8, 2024 Planning Commission meeting, upon considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application Nos. PLSR24-0002.

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

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

Section 2. Factors Considered for Site Plan and Architectural Review. The Planning Commission, in approving Planning Application No. PLSR24-0002 makes the following findings pursuant to Rohnert Park Municipal Code 17.25.033:

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

Criteria Satisfied. The proposed design features, as supplemented with the Conditions of Approval, are consistent with the City's adopted Design Guidelines which identify the use of landscape, lighting, site furniture and pedestrian and bicycled connection to achieve attractive and human scale sites. The proposed project will also satisfy design guidelines that encourages incorporation and upgrade of outdoor open space and centrally located gathering spaces on renovated commercial buildings. The outdoor expansion to the indoor Centerline 33 Health Club will be an attractive addition to the western Rohnert Park neighborhood and replace an underutilized parking lot with an attractive recreational amenity. The conditions requiring a noise study and mitigation, if necessary, serve to ensure that the attractive recreational amenity will not have unintended offsite impacts.

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

Criteria Satisfied. While the proposed project will not alter existing buildings on the site, the overall design of the outdoor pickleball facility will achieve visual interest proportioned to the existing building on the site and other surrounding commercial spaces. The proposed industry standard 12-foot foot tall black vinyl coated cyclone

fence is designed to reduce the visual impact of fencing. The enhanced perimeter landscaping around the courts will improve the overall appearance of the site from both Labath Avenue and Rohnert Park Expressway.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. The proposed project, with its conditions, will not change the vehicular connections to the site and will improve pedestrian and bicycle conditions. The required enhanced crossings at between the indoor facilities and the courts and between the site and the sidewalk on Labath Avenue will improve multi-modal access and safety on site. The required bicycled parking facilities will be an improvement for patrons choosing to access the site on bicycles.

Section 3. Environmental Clearance: The project is exempt from review under the California Environmental Quality Act (CEQA) under the “Minor Alterations to Land” exemption (CEQA Guidelines 15304(a) and (c)). The project involves grading on land with a slope of less than 10 percent and away from sensitive resources and seismic hazard zones (CEQA Guidelines 15304(a)). The project may include minor filling on previously excavated land with material compatible with the natural features of the site (CEQA Guidelines 15403(c)).

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR24-0002, subject to the Applicant Design Package, attached as **Exhibit A**, and Conditions of Approval, attached as **Exhibit B**.

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

DULY AND REGULARLY ADOPTED on this 8th day of August, 2024 by the City of Rohnert Park Planning Commission by the following vote:

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

AUSTIN-DILLON _____ EPSTEIN _____ LAM _____ ORLOFF _____ STRIPLEN _____

Matt Epstein, Chairperson, Rohnert Park Planning Commission

Attest: _____

Clotile Blanks, Recording Secretary

Attachments: Exhibit A – Design Package dated July 9, 2024
 Exhibit B – Conditions of Approval

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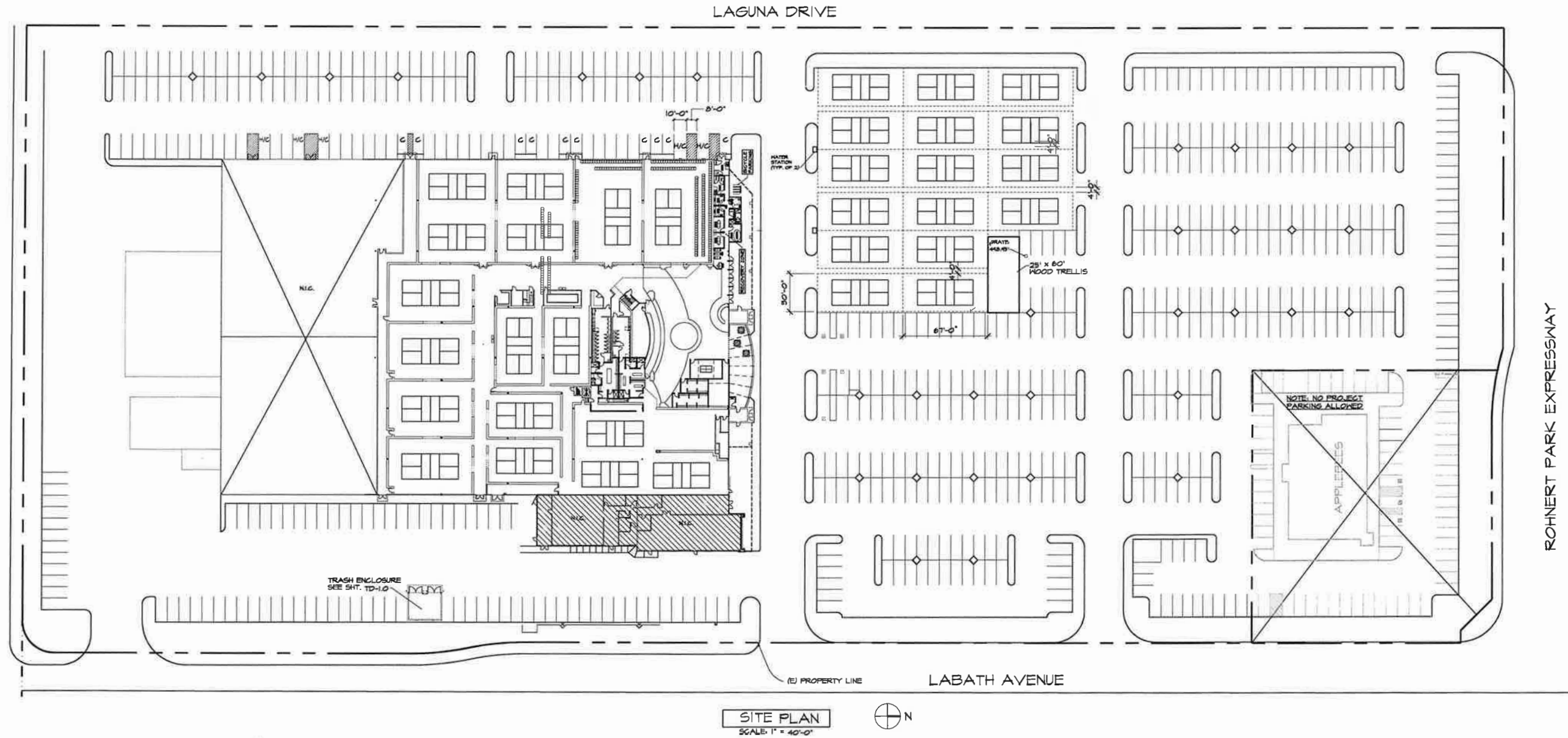


Exhibit A - Resolution 2024-13

DATE

SHEET NO.	JOB NO.	DESIGN FOR:	CONTRACTOR	NOTES		DATE
				DATE PRINTED	DATE CHECKED	
ASI	24003	PICKLETOWN 33 HEALTH CLUB 955 ROHNERT PARK EXPRESSWAY, ROHNERT PARK, CALIFORNIA				7.24

avila·bunch architects, inc.

(707) 585-3711

Merle Avila · architect
5850 Commerce Blvd., Suite 100, Rohnert Park, California, 94928

Russell W. Bunch · architect





Exhibit B

ADOPTED PER PLANNING COMMISSION RESOLUTION NO. 2024-13

Conditions of Approval

Site Plan and Architectural Review: 555 Rohnert Park Expressway/CenterLine 33 Health Club Exterior Court Facility

The conditions below shall apply to the CenterLine 33 Health Club Exterior Court facility project located at 555 Rohnert Park Expressway

General Conditions

1. The Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration an application for a building permit is filed and or an extension is requested and approved. All applicable provisions of the City of Rohnert Park Municipal Code, are made a part of these conditions of approval in their entirety, as if fully contained herein.
2. The violation of any condition listed herein shall constitute a nuisance and a violation of the RPMC. In conformity with Chapter 1.16 of the RPMC, a violation of the RPMC may be an infraction or a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The Applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the Applicant as a result of a failure of the Applicant to fully perform and adhere to all of the Conditions of Approval.
3. The Applicant agrees to defend, indemnify, hold harmless and release the City of Rohnert Park, its agents, officers, attorneys and employees from any claim, action or proceedings brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or certification of the environmental document which accompanies it. This indemnification obligation shall include but not be limited to, damages, costs, expenses, attorneys', or expert witness fees that may be asserted by any person or entity, including the Applicant, whether or not there is concurrent passive or active negligence on the part of the City, its agents, officers, attorneys or employees.
4. Place the text of these Conditions of Approval in a general notes section on plan sheets when applying for the building permit.

Design Conditions

5. The Project is approved as shown in the Design Submittal package attached to the Planning Commission Site Plan and Architectural Review approval resolution except as conditioned or modified below.
6. Should new signage be requested, the applicant shall work with Planning Division staff to arrive at a signage plan that meets the requirements of Section 17.27 Signage of the Rohnert Park Municipal Code.

7. The building permit submittal shall be consistent with the most current version of the Uniform Building Code and the City of Rohnert Park's Manual of Standards.
8. The building permit submittal include grading calculations and submittal of the City's Low Impact Development calculations.
9. The applicant's final design shall include any stormwater treatment features indicated by the Low Impact Development calculations.
10. The applicant shall apply for and secure a grading permit if more than 50 cubic yards of material are disturbed.
11. The applicant's building permit submittal shall include at least 11 bike parking spaces located near the entrances to the building. Bike parking shall be consistent with the City's Manual of Standards.
12. The applicant shall work with staff, including the City's arborist, to provide replacement landscaping elements/features that will ensure a complimentary/decorative tree and plant palette is provided to soften and enhance the entire center, the RPMC and the State's Model Water Efficient Landscape Ordinance (MWELo). At a minimum the landscape plan shall comply with the following standards:
 - a. Landscape areas shall include at least 80% plant materials and no more than 20% mulch or other soil cover
 - b. The plant materials including in the landscape plan shall include trees, shrubs and groundcover
 - c. Landscape planters adjacent to the new courts shall include at least a tree for every thirty linear feet of landscaped area and any new trees shall be a minimum of 10-feet in height when planted.
 - d. New plantings should be consistent with the existing, adjacent parking lot and streetscape themes
 - e. Landscaping shall include primarily native and drought tolerant plants
13. All landscaping and irrigation subject to the MWELo shall be substantially complete prior to the issuance of a Certificate of Occupancy.
14. The applicant shall work with staff to develop the protocol for and complete a noise study that documents noise conditions at boundaries of its property and the nearby residential developments. The noise study shall be completed within six months of opening outdoor play. The time frame for study completion is intended to allow the study to be completed during the months when outdoor play is most likely to occur.
15. If noise study results warrant, the applicant shall implement noise control strategies including limiting hour of play, controlling racket types used and installing acoustic curtains.
16. The building plans shall include clearly designated and striped crosswalks from the building entrance to outdoor courts and from the building to the Labath Avenue sidewalk.

17. The building permit submittal shall include a photometric study that documents the proposed lighting does cause glare or reflect into the upper stories of buildings, public streets or adjacent parcels.
18. Light sources shall be directed downward and shielded at lot lines.
19. A trash receptacle shall be installed at the location of the shade structure and shall be illustrated on the building permit submittal.