



# Casa Roseland

## Appeal of Minor Design Review

City Council

August 3, 2021

Kristinae Toomians  
Senior Planner  
Planning and Economic Development

## City Council Approved

### Tentative Map

Subdivision of 7.41  
acre into 5 parcels  
with streets &  
infrastructure for  
the planned  
Roseland Village  
Mixed Use Project.

### Density Bonus

175 units, including 75  
AH units, when 133 is  
max GP density.

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3 Concessions:

Separate AH Bldg &  
Parcel

Phased AH Unit Dev

Reduced Parking

# Project Location 665 & 883 Sebastopol Road



# Planned Roseland Village

## ***TM and DB sets the stage for planned uses***

Three 3-4 Story Apt Bldgs  
Residential above  
Commercial below

Public Plaza (1-acre)

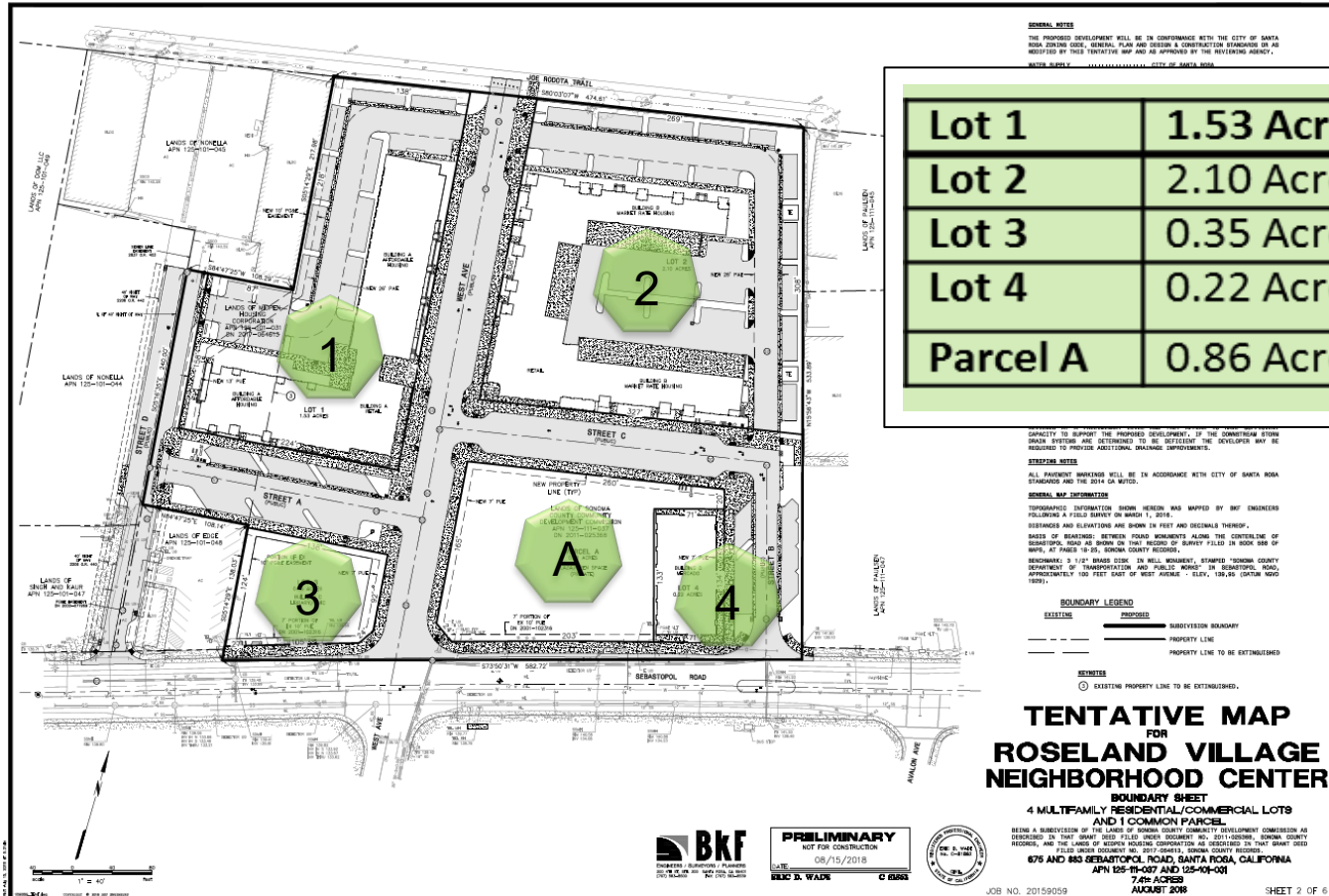
Mercado (Food Vendor Site)

Civic Building  
Community Serving Uses  
Meeting Rooms





# Approved Tentative Map





# Concept Design Review

On December 21, 2017, the Design Review Board reviewed Roseland Village.

- The Board recommended that the applicant bring back a preliminary design plan which provided more windows to engage the Mercado with the plaza;
- a separate distinct architectural style for each building to create variety;
- The Board encouraged a pavilion feel to open the buildings to the square, and suggested a mural or possibly color tile facing the plaza



**VIEW FROM FUTURE PARK ACROSS THE STREET**





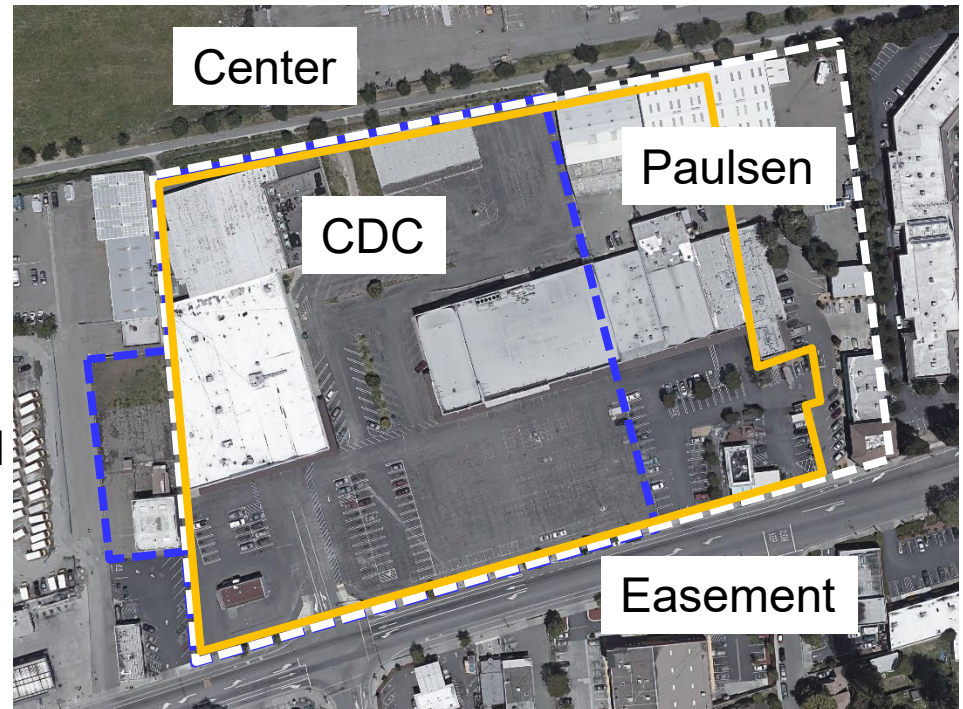
**PARTIAL EAST ELEVATION AT LOBBY ENTRY**



**Partial South Elevation**

## Appeal filed by John Paulsen

1. This project, as approved, violates the recorded reciprocal parking circulation easement benefitting Roseland Village, Inc.
2. This project reduces the deeded and historical 272 retail business parking spaces dedicated expressly to the historical commercial use of this property.



Roseland Village Shopping Center



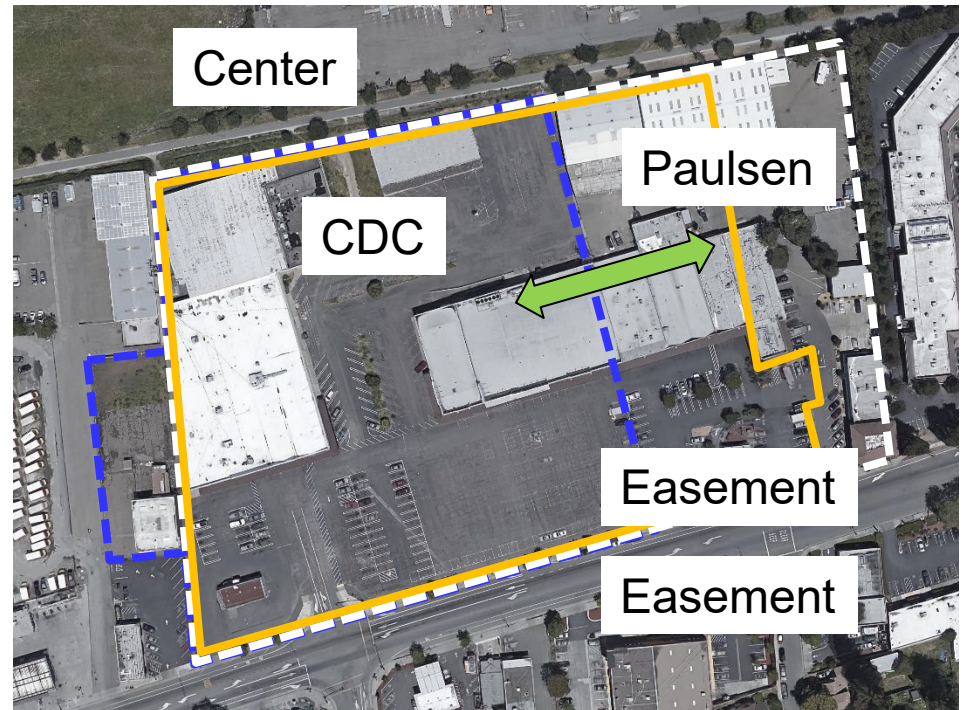
- **Violates the Recorded Reciprocal Parking Circulation Easement**

Roseland Village Shopping Center built in 1954 by the two owners, including Robert Paulsen's father.

The private easement was established in 1956 to allow shared access and parking within the Center.

Driveway alignment and parking location number not specified.

Subdivision circulation maintains existing driveway alignment and access to parking.



Roseland Village Shopping Center

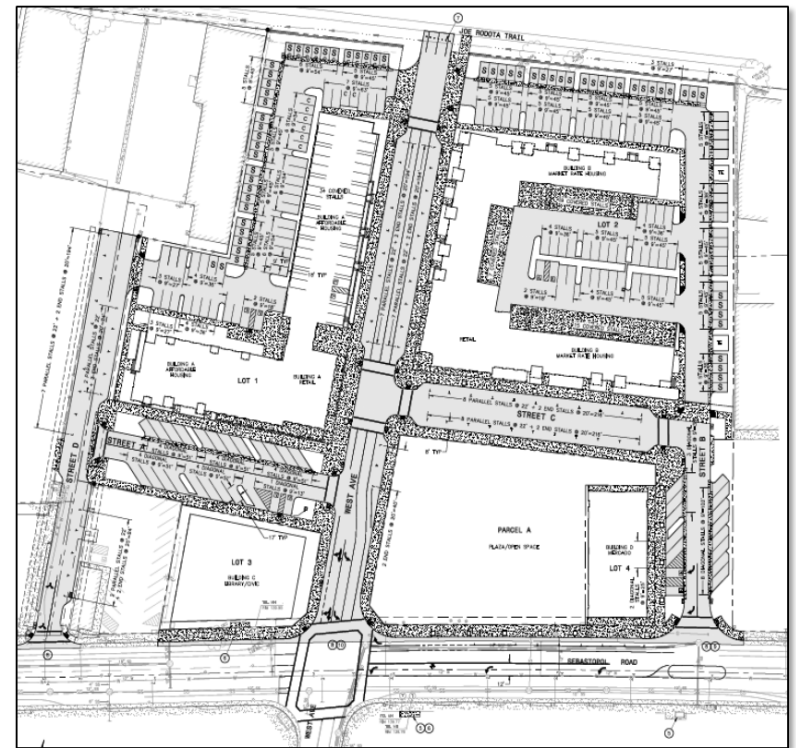


- **Reduces the Deeded and Historical 272 Retail Business Parking Spaces**

City Council properly granted concession to allow reduced parking, according to City's Density Bonus regulation and State Density Bonus law.

The recorded easement does not specify the number nor does it describe the location of shared parking spaces that must be maintained or offered on either property.

Patrons of uses located on the Paulsen side of the Center have unrestricted, reciprocal access to the streets and 108 parking spaces on the CDC Property.



The easement is a private agreement between the property owners, CDC and Paulsen, to share access and parking within the Roseland Village Shopping Center. The City is not party to the agreement, nor is the City's authority to regulate land use limited by the easement.

### Two Applicable CEQA Exemptions

PRC 65183 (Consistent with Specific Plan)

PRC 65457 (Residential Project Pursuant to Specific Plan)

- Consistent Land use and design.
- No particular effects or site conditions.
- No unanalyzed impacts.

Pursuant to Zoning Code Section 20-16.070, the Council shall be the appeal body for appeals of decisions made by the Zoning Administrator. The Council may:

- Affirm, affirm in part, or reverse the action, the determination, or decision that is the subject of the appeal; or
- Adopt additional conditions of approval, that may address issues or concerns other than the subject of the appeal; or
- If new or difference evidence is presented on appeal, the Council may refer the matter back to the Zoning Administrator for further consideration.



The Planning and Economic Development Department recommends that Council, by resolution, deny the appeal uphold the Zoning Administrator's action by approving the Casa Roseland Project Design Review.

Kristinae Toomians  
Senior Planner  
Planning and Economic Development  
KToomians@srcity.org  
(707) 543-4692

