

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: CASA ROSELAND DESIGN REVIEW – APPEAL OF ZONING  
ADMINISTRATOR ACTION ON THE DESIGN REVIEW FOR THE  
CASA ROSELAND PROJECT LOCATED AT 665 AND 883  
SEBASTOPOL ROAD, SANTA ROSA, CA (FILE NO. DR21-001)

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

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

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EXECUTIVE SUMMARY

On June 1, 2021, the Zoning Administrator approved the Casa Roseland project, which includes the demolition of existing structures and the construction of a 4-story, 75-unit multi-family, affordable housing project in the Roseland Priority Development Area, located at 665 & 883 Sebastopol Road.



*Figure 1: Casa Roseland, view of SE corner*

The appeal asserts that this project, as approved, violates the recorded reciprocal parking and circulation easement benefiting Roseland Village; and, that this project reduces the deeded and historical 272 retail business parking spaces dedicated expressly to the historical commercial use of this property. The Casa Roseland project promotes a City Council goal of promoting affordable housing in the Roseland Priority Development Area.

BACKGROUND

On June 1, 2021, the Zoning Administrator approved the Casa Roseland project, a project that includes the demolition of existing structures and the construction of a 4-

story, 75-unit multi-family, affordable housing project in the Roseland Priority Development Area, located at 665 & 883 Sebastopol Road. The appeal asserts that this project, as approved, violates the recorded reciprocal parking and circulation easement benefiting Roseland Village; and, that this project reduces the deeded and historical 272 retail business parking spaces dedicated expressly to the historical commercial use of this property.

**PRIOR CITY COUNCIL REVIEW**

On June 25, 2019, the City Council denied an appeal of Planning Commission action of the tentative map and density bonus for the planned Roseland Village Mixed Use project (now known as Tierra de Rosas), which is a larger project of which Casa Roseland is a piece. The approved Tentative Map will subdivide a 7.41-acre site into five lots, require subdivision infrastructure improvements, and establish public and private street circulation to accommodate the planned future development of three

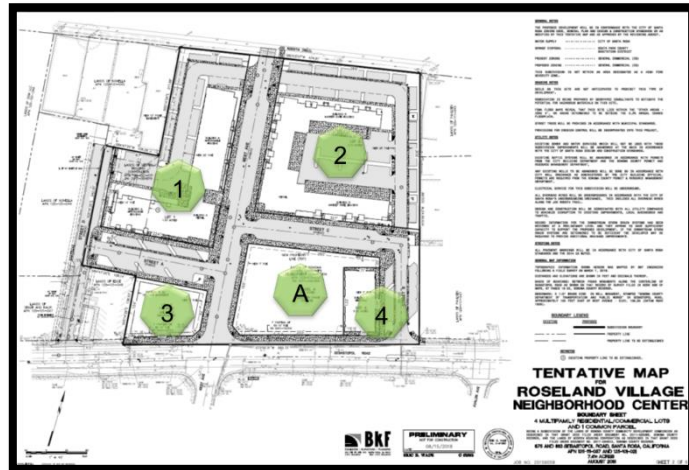


Figure 2: Approved Tentative Map - Tierra de Rosas

apartment buildings with 175 units, including 75 affordable units, a 25,000 square foot civic building, a 5,000 square foot market place, and a 1-acre public plaza. The approved Density Bonus allows a 34% increase in residential density and three incentives/concessions which allow phased development of the affordable units within a separate apartment building and grants an 18 percent parking reduction. The appeal asserted that the Planning Commission’s action was contrary to a private easement in that the approved Tentative Map will eliminate access across the back of the neighboring Roseland Village Shopping Center; the Density Bonus allows housing units which is contrary to the private recorded easement and is against requirements that affordable housing be incorporated within and constructed simultaneously; and the project will eliminate over 270 currently available parking spaces to 70 spaces (File Nos. PRJ17-075, MAJ17-006, DB19-001).

<b>Roseland Village Neighborhood Center</b>		
<b>Lot</b>	<b>Acres</b>	<b>Planned Future Use</b>
1	1.53	Casa Roseland - Affordable Housing
2	2.10	Two Apartment Buildings - Market Rate Housing with ground floor Retail
3	0.35	Civic Building
4	0.22	Mercado Food Hall
A	0.86	Public Plaza (Plaza Temporal)

ANALYSIS

1. Project Description

The applicant requests Design Review for the construction of a 4-story, 75-unit multi-family, affordable housing project—Casa Roseland, located at 665 and 883 Sebastopol Road. Casa Roseland is part of the larger 7.41-acre, Tierra de Rosas (formerly known as Roseland Village) Master Plan Development. The master development includes five lots that will be developed with: three apartment buildings with market rate and affordable units (Casa Roseland will be one of the apartment buildings); a food-related building that may include an anchor restaurant and/or other food related enterprise uses, known as the “Mercado;” a civic building, with the current vision including the Boys and Girls Club and Sonoma County Library; a one-acre public plaza; and a temporary food park to be open during construction, known as “Plaza Temporal.”



Figure 3: Project Location Aerial

2. Surrounding Land Uses

- North: Joe Rodota Trail/Highway 12 Corridor
- South: Commercial retail and restaurants
- East: Commercial retail and restaurants [eastern half of Roseland Village Neighborhood Center; Paulsen Property (appellant)]
- West: Restaurant/gas station/industrial uses

The project site is surrounded on three sides by developed properties of differing uses and intensities primarily featuring single-story commercial development and commercial uses such as retail and restaurants. The Joe Rodota trail borders the project site immediately to the north. The nearest residential uses can be found approximately 250 feet south of the project site. Industrial uses and outdoor storage areas can be found further afield to the west of the project site on the north side of Sebastopol Road.

### 3. Existing Land Use

The 1.53-acre project site is part of a larger 7.41-acre Tierra de Rosas project site. The 7.41-acre project site was annexed into the City in November 2017 and is comprised of two parcels owned by the Sonoma County Community Development Commission (CDC) and MidPen Housing (Applicant). The CDC-owned parcel (665 Sebastopol Road/APN125-111-037) is a 6.81-acre property on the western half of the Roseland Village Neighborhood Center. A single-story commercial retail building stands on the site and is currently occupied by a discount retailer (Dollar Tree), the Roseland Library, and other non-profits. A parking lot (with approximately 270 spaces), and a playground area/recreation courts occupy the site of the former grocery store that once stood at the center of the neighborhood center.

The other parcel (883 Sebastopol Road/APN 125-101-031) is a 0.60-acre property owned by MidPen. This parcel lies on the west side of the CDC parcel and is developed with a vacant commercial building and a parking lot.

### 4. Project History

In 2011, the CDC acquired the 665 Sebastopol Road property with redevelopment housing funds.

In 2012, when the State Legislature dissolved redevelopment agencies, the property was transferred to the Sonoma County Housing Authority/CDC as a housing asset. The property was acquired by the CDC to help facilitate the production of affordable housing on the property and to implement the goals and policies of the Sebastopol Road Urban Vision Plan that was adopted by both the City and County in 2007.

In 2014, The CDC started demolition of a vacant warehouse, bowling alley, grocery store, and gas station. The CDC also undertook and completed remediation and environmental cleanup activities on the property pursuant to a work plan approved by the North Coast Regional Water Quality Control Board. The environmental cleanup activities were necessary due to the site being the former location of a gas station and a dry cleaner.

In 2014, the CDC convened a project task group to help conduct the community engagement process for the planning and redevelopment of the property. With the assistance of the task group, the CDC also commenced a series of community forums to allow community members to contribute to the plans for the development of the CDC parcel.

In 2015, after completion of the community forums, the CDC issued a Request for Proposals (RFP) for a master developer of the CDC parcel. In addition to the provisions for affordable housing, the RFP included the construction of a one-

acre public plaza and pathway connection to the Joe Rodota Trail as required elements of any plan submittal. Other desired uses in the RFP (as identified by residents via the outreach process) included a multi-cultural community center providing youth programs and other community activities, retail uses, recreational activities, educational programming and/or library services.

In 2016, CDC selected, and the County Board of Supervisors approved, MidPen Housing Corporation as master developer.

In April 2016, A City/County pre-application meeting was held with MidPen to discuss policy issues and development standards. The Roseland annexation process was underway at this time, but the exact timing of the annexation was not yet known.

In August 2016, MidPen began a series of three community engagement workshops to help inform and define the public aspects to be developed on the project site – particularly the public plaza.

In November 2016, MidPen formally submitted a tentative map application to the County.

In April 2017, MidPen filed subsequent entitlement applications including use permit, design review, and density bonus.

In December 2016 and June 2017, the City and County held joint Conceptual Design Review meetings to review the project's development program, site plan and conceptual architecture.

On November 1, 2017, the Local Agency Formation Commission approved the Roseland Area Annexation. After the annexation, the County determined in December 2017 that the City should process and analyze required entitlement applications.

On December 21, 2017, the City's Design Review Board (DRB) reviewed the Project concept plan. The DRB approved the overall site plan and required the individual buildings return for their preliminary and final Design Review to resolve comments regarding architectural style, orientation, and materials.

On May 22, 2018, the City Council adopted Ordinance 2018-012, which reduces the review authority for Design Review for multi-family residential development projects within Priority Development Areas from the Design Review Board to the Zoning Administrator through the Minor Design Review process, in accordance with Section [20-16.070\(A\)](#) of the Code. The adopted ordinance delegates Final Design Review to the Director of Planning & Economic Development.

On February 28, 2019, the Planning Commission approved, by resolutions, the proposed tentative map, density bonus, and three development concessions for

the larger 7.41-acre Tierra de Rosas project site, of which Casa Roseland is a part. The three concessions include: include allowing the 100 market rate housing to be built in the 2nd phase before the affordable units are built in the 3rd Phase; a concession from the dispersal requirement would avoid having to mix the Affordable and Market Rate units in the planned Roseland Village project; and, an 18% parking reduction.

On June 25, 2019, the City Council denied an appeal of the Planning Commission's action and approved the tentative map and density bonus for the larger Tierra de Rosas project site. The Appellant argued the following: 1) The Project violates a recorded easement and a prescriptive easement by eliminating shared access behind the Roseland Village Shopping Center; 2) The mixed-use housing Project contravenes the Easement's use restriction allowing only development of "retail business establishments" on the CDC Property and Paulsen Property; 3) Construction of the market rate units prior to the affordable units violates the City Code provisions requiring the affordable units to be incorporated or dispersed throughout the development and constructed concurrently with market rate units; 4) The Project eliminates over 270 shared parking spaces identified in the recorded easement.

On January 8, 2021, the applicant applied for Minor Design Review for the Casa Roseland project, a 75-unit, 4-story multi-family affordable housing project on a 1.53-acre portion of the larger Tierra de Rosas master development (formerly known as Roseland Village).

On June 1, 2021, the Zoning Administrator approved a Minor Design Review application for Casa Roseland, a 75-unit, 4-story multi-family affordable housing project on a 1.53-acre portion of the larger Tierra de Rosas master development (formerly known as Roseland Village).

On June 10, 2021, John Paulsen, the appellant, filed a timely appeal of the Zoning Administrator's action with the City Clerk's Office.

## 5. Appeal Statement

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 different evidence is presented on appeal, the Council may refer the matter back to the Zoning Administrator for further consideration.



The Appellant sets forth the following grounds or points in the appeal statement filed on June 10, 2021. The appeal statement and supplemental information are attached.

- 1) This project, as approved, violates the recorded reciprocal parking circulation easement benefitting Roseland Village, Inc.

#### Staff Response

The Roseland Village Shopping Center (Center) was developed in 1954 on five parcels totaling approximately 8.9 acres. The Grant of Reciprocal Easement, recorded September 12, 1956 (easement), includes the main parking lot and driveways that provide access to the commercial buildings within the Center. The CDC now owns the 6.7-acre (+/-) parcel (APN 125-111-37) on the west side of the Center. This parcel is entirely within the easement and was once developed with five buildings, totaling approximately 85,000 square feet. Two buildings, totaling 35,000 square feet (+/-), remain on the CDC. Mr. Paulsen owns the east side of Center, which consists of four parcels that total 4.5-acres (+/-). The easement occupies about half or 2.14 acres (+/-) of his property, which extends further east. Three of the five buildings on his property occupy about 34,000 square feet of the easement area. The other buildings are located outside the easement.

Original construction of the Center included a large multitenant commercial building straddling the CDC Property and Paulsen Property. The portion of this building located on the CDC parcel was demolished in 2014. The remainder of the Center is currently developed with smaller commercial buildings around the perimeter, and existing parking spaces and driveways serve the businesses located within the Center.

The CDC Property and Paulsen Property owners share access to and use of the Center's parking lot and driveways by and through the easement.

The approved tentative map for the Roseland Village project (Project) requires CDC to maintain access between the CDC Property and Paulsen Property by providing a new 24-foot wide commercial driveway entrance at the corner of two new public collector streets: Street B and Street C. This driveway entrance is aligned with the parking lot driveway on the Paulsen Property. The extension of West Street from Sebastopol Road to the Joe Rodota Trail and the new public collector streets provided by the Project will maintain access and circulation over the CDC property. The tentative map also shows a row of new parking spaces on Lot 2 that will block an existing gated driveway that now runs along the north side of the main building on the Paulsen Property. The City will require the applicant to quitclaim or remove any easement over this driveway, should one exist, before site improvements

may be constructed on Lot 2 (Engineering Condition Number 3, Exhibit A, Tentative Map Resolution).

- 2) This project reduces the deeded and historical 272 retail business parking spaces dedicated expressly to the historical commercial use of this property.

Staff Response

The easement neither designates nor requires a specific number of shared parking spaces. The lot configuration and circulation for the Roseland Village Tentative map shows continued reciprocal access and shared parking between the CDC property (project site) and the appellant's property. 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. The previously approved tentative map includes a parking and circulation plan that shows 324 parking spaces and public streets on the project site. 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 Zoning Administrator evaluated the adequacy of site improvements, including but not limited to parking supply and circulation, associated with the proposed development.

Overall Staff Response to Appeal

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 it within the City's authority to regulate land use limited by the easement. MidPen and CDC, as applicants, are required to disclose all easements or other covenants that may restrict development or use of the property. The applicants and their legal counsel have stated that the easement does not restrict the applicants' ability to proceed with project development.

The easement grants reciprocal rights to use the parking lots and driveways, "which presently exist, or will be developed hereafter," on the CDC Property and Paulsen Property for the mutual "ingress, egress, and parking of motor vehicles, [and] for all proper purposes connected with the operation of retail business establishments" on both properties. By its terms, the easement allows ingress, egress and parking across the Center and allows any other "proper purposes" connected with operation of the retail Center. There is no express restriction on the use of either the CDC Property or Paulsen Property. In fact, the easement contemplates future development of the



Center, granting use of the parking lots and driveways, “which presently exist, or will be developed hereafter.”

## 6. General Plan

The project site is subject to two General Plan land use designations. The entire site is located within the Roseland Priority Development Area. The CDC parcel is designated Retail & Business Services and Medium-Density Residential (8-18 du/ac) and denoted by the General Plan land use map as an Existing Community Shopping Center site. This mixed-use designation is applied where higher density development is sought for investment, new homes and job growth. The MidPen site is designated Medium Density Residential (8-18 du/ac) where higher residential density development is sought.

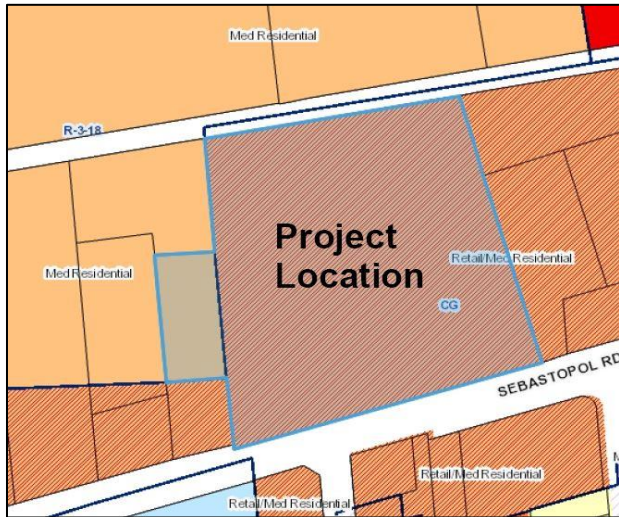


Figure 4: General Plan & Zoning

The following General Plan goals and policies are most relevant to the Project:

### Land Use

- LUL-A Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.
- LUL-E Promote livable neighborhoods. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.
- LUL-E-1 Provide new neighborhood parks and recreation facilities, elementary schools, and convenience shopping in accordance with the General Plan Land Use Diagram. Specific to Southwest Santa Rosa, 14 parks, five schools, an international marketplace, two community shopping centers, and three neighborhood shopping centers have been identified as needed facilities.
- LUL-E-2 As a part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability.

- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.
- LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood.
- LUL-F-4 Allow development on sites with a Medium Density Residential designation to have a maximum density of 24 units per gross acre (and up to 30 units per acre provided at least 20 percent of the housing units are affordable, as defined in the Housing Element).
- LUL-G Promote mixed-use sites and centers.
- LUL-G-2 Require design of mixed use projects to focus residential uses in the upper stories or toward the back of parcels, with retail and office activities fronting the regional/arterial street.

***Sebastopol Road Urban Vision and Corridor Plan***

- LUL-X Create an active, mixed use community shopping center at the Roseland Village Shopping Center site on Sebastopol Road near Dutton Avenue and develop the Sebastopol Road area – from Stony Point Road to Dutton Avenue – with a mix of neighborhood uses, focusing on commercial activity and neighborhood services for the Roseland area.
- LUL-X-4 Include strong pedestrian and bicycle connections from the shopping center and its plaza to the Joe Rodota Trail.
- LUL-Y-4 Require new development be oriented to the street and pedestrian friendly.
- LUL-Y-5 Require new development along the Joe Rodota Trail to be oriented to the trail, and where appropriate, to the proposed neighborhood park.

**Urban Design**

- UD-A-5 Require superior site and architectural design of new development projects, to improve visual quality in the city.

- UD-G Design residential neighborhoods to be safe, human-scaled, and livable.
- UD-G-2 Locate higher density residential uses adjacent to transit facilities, shopping, and employment centers, and link these areas with bicycle and pedestrian paths.
- UD-G-9 Encourage pedestrian-oriented village character, rather than strip malls, in neighborhood centers for local shops and services. Shops should front on streets rather than parking lots. Parking areas should be located in less visible locations behind buildings and away from the street edge.

### **Housing**

- H-A Meet the housing needs of all Santa Rosa residents.
- H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when compatible with existing neighborhoods. Development of existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods.
- H-C Expand the supply of housing available to lower-income households.
- H-C-6 Facilitate higher-density and affordable housing development in Priority Development Areas (PDA), which include sites located near the rail transit corridor and on regional/arterial streets for convenient access to bus and rail transit. Implement existing PDA specific plans to encourage the development of homes that have access to services and amenities.

**Staff Response:** The Project will further the above goals and policies by developing 75 affordable units, within the planned Roseland Village/Tierra de Rosas. The Project will support planned higher density residential development within the Roseland Priority Development Area and will thus provide residents, workers, and visitors with increased access to public transit, pedestrian facilities, and bicycle routes. The Project, as a part of the larger Tierra de Rosas, will create a direct pedestrian/bicycle connection between the Joe Rodota trail – a Class I bicycle pedestrian path – and Sebastopol Road. It will support public transit use along Sebastopol Road and West Avenue corridors that serve Downtown SMART station, Second Street Bus Terminal, and downtown employment locations. The Project will construct sidewalk improvements that will support pedestrian travel within the vicinity of the project site. In this regard, the Project will help to minimize dependence on automobiles and reduce greenhouse gas emissions within the City consistent with General Plan goals.

The Project will support the construction of 75 deed-restricted housing units for very low- and low-income households – a housing product that the City greatly needs. The units will be constructed within the center of the Roseland community and within walking distance of community services, schools, shopping, restaurants, and the future public plaza.

The Project will enable redevelopment of the western portion of the Roseland Village Neighborhood Center and will implement the vision of the Roseland Area/Sebastopol Road Specific Plan – which included extensive input from the community.

7. Roseland Area/Sebastopol Road Specific Plan

The [Roseland Area/Sebastopol Road Specific Plan](#) (Specific Plan), adopted in November 2016, is a planning level document that addresses land use, circulation and infrastructure needs for the area located around the Southside Bus Transfer Center in southwest Santa Rosa, which includes the project site.

The Specific Plan focuses on improving the physical environment for residents and employees; establishing a land use and policy framework to guide future development in the area toward transit supportive land uses and a healthy community; improving connections, particularly for bicycling and walking, to the bus transfer center, Sebastopol Road, and other key destinations; and promoting community health and equity. The Specific Plan was developed concurrently with consideration of annexation of the previously unincorporated area. The plan area includes the Roseland Priority Development Area (PDA) and part of the Sebastopol Road PDA. The community land use and streetscape preferences expressed by the Sebastopol Road Urban Vision Plan are incorporated into the Specific Plan.

The following Specific Plan goals and policies are most relevant to the Project:

**Affordable Housing and Anti-Displacement**

- |               |   |
|---------------|---|
| GOAL AH-1     | Provide a variety of housing types and densities to support a diverse population.   |
| Policy AH-1.2 | Encourage new residential development to include a mix of housing types, such as single-family residences with duplexes and triplexes, townhomes, and apartment units, for all income levels. |
| Policy AH-1.3 | Encourage the development of quality, well-built, attractive market-rate and below- market-rate housing units that contribute to neighborhood character and quality of life.                  |

Policy AH-1.4      Encourage the integration of market-rate housing with affordable units at the project level as well as at the neighborhood level to encourage housing for all income levels within the plan area

This project meets the Roseland/Sebastopol Specific Plan goals and policies by developing a 4-story, 75-unit, affordable, multi-family housing project. The units will be constructed within the center of the Roseland community and within walking distance of community services, schools, shopping, restaurants, and the future public plaza.

## 8. Zoning

The project site is split between two zoning districts. The larger CDC parcel is zoned General Commercial (CG); the smaller MidPen parcel is zoned R-3-18. (Multiple Family Residential, 18 du/ac).

Zoning for surrounding properties includes:

North:    General Commercial (CG) zoning district  
South:    General Commercial (CG) zoning district  
East:     General Commercial (CG) zoning district  
West:     R-3-18 (Multi-family Residential) zoning district.

Allowed Uses: Zoning Code Section [20-23.020\(B\)](#) describes the purposes of the General Commercial zoning district and the manner in which the district is applied, as follows:

*CG (General Commercial) district. The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants. Residential uses may also be accommodated as part of mixed use projects, and independent residential developments. The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.*

Casa Roseland is also consistent with Chapter 20-16 – Resilient City Development Measures, which encourages development of multi-family dwelling units in Priority Development Areas in the CG – Commercial General Zoning Districts without a Use Permit, and reduces the review authority for Design Review from the Design Review Board to the Zoning Administrator.

The R-3-18 (Multi-family Residential) zoning district applies to areas of the City appropriate for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing.

Casa Roseland is consistent with the R-3-18 Zoning District, since multifamily residential uses are allowed by right.

## 9. Design Guidelines

Applications for Design Review for multi-family residential development for projects within the Roseland Priority Development Area are delegated to the Zoning Administrator through the Minor Design Review process, in accordance with Section [20.16.070\(A\)](#), subject to Conceptual Design Review by the Design Review Board for new development of 10,000-square-foot or more in total floor area.



Figure 5: Casa Roseland Site Plan & Landscaping

On December 21, 2017, the Design Review Board reviewed conceptual plans for Casa Roseland and the overall Tierra de Rosas master plan. The Board recommended that the applicant revise the plan by providing more windows to engage the Mercado with the plaza; develop a separate distinct architectural style for each building to create variety; and, encouraged a pavilion feel by opening the buildings to the square, and suggested a mural or possibly color tile facing the plaza.

On June 1, 2021, the Zoning Administrator reviewed the project and determined that the proposed Project design provides a vibrant anchor with building height, form, and architectural details in the form, massing, and materials. The Zoning Administrator found that the site plan and landscape design would reinforce a sense of place in the Roseland Village area, as a place for urban living, and that the design promotes sustainability through materials, site location, and use.

The applicant states, in the attached design narrative, that:

*“The building design is a contemporary interpretation of traditional Spanish style, employing simple, strong massing and forms, with large sloped roof forms facing the streets, lowering the building height, and creating an intimate residential streetscape which is accented by undulating roof lines, with a dynamic silhouette of the corner building feature. The building façade is a simple whitewashed exterior plaster and strong colorful accents at the recessed outdoor patios and balconies. The windows along the street are recessed with concrete sills while the corner horizontal windows give a sense of the contemporary southern and bay area midcentury modern character which fits with the heavy stucco building. At some key locations, deeply recessed windows emulate traditional solid walls,*



*while the metalwork details reflect contemporary design with laser cut patterns selected with input from the community.*

*The main building corner is a deep red color with sweeping roof form, creating a dynamic corner element viewed from the park. The undulating trellis mimics the roof form and provides a lower, pedestrian-scaled element with the warmth of clear stained wood along the base of the building corner.*



*Figure 6: Casa Roseland conceptual view from park across the street.*

*While small in scale, the private open space is focused on a variety of play opportunities for the younger children of the residents. Extending from the Learning Center and the Teen Room, the outdoor area will be contemporary, providing active play area with chalk surfaces and climbing wall as well as unique mounding and topography echoing the natural beauty of the Santa Rosa hills. The streetscape provides an urban vibe with street trees and small trellised porch/patios for ground level homes. Manifesting similarities to traditional communities, the open space is the village green/park directly across the street, presenting a place for the entire community to come together.*

*The all-electric building will be equipped with efficient systems, to allow for solar photovoltaic panels to offset as much of the energy load as possible, while also implementing the use of renewable green energy sources. Each unit will have an improved air quality through mechanical and filtered ventilation, which is especially needed in these times of airborne particulates and poor air quality due to wildfires. A backup power system will provide comfort to the residents during electric power outages. The stormwater will be collected and diverted to a central retainage basin located in the shared green area rather than individually handled at each parcel. The floor finishes will be primarily hard surfaces, minimizing dust collection and further improving the indoor air quality. Finish materials and adhesives with low or zero off-gassing as well as the formaldehyde free cabinetry will contribute to healthier interiors.*

*This project combines a contemporary interpretation of traditional architecture with modern energy efficient systems, to create a healthy living environment on a former toxic site and help build a strong community.”*

#### 10. Neighborhood Comments

Seventeen neighbors signed-in at the project's required Neighborhood Meeting held on March 14, 2018 for the Tierra de Rosas Master Plan, which included



Casa Roseland. The primary concerns of those in attendance included concerns regarding traffic and vehicular circulation in the area, parking, and programming the park. It should be noted that a traffic impact study was prepared for the Tierra de Rosa Master Project, which contemplated Casa Roseland. The traffic study concluded that the project would not result in any level-of-service failures at any of the intersections that study examined. Additionally, the study concluded that the Master Planned Project's estimated 342 total parking spaces will be sufficient for the proposed project.

Other than the appellant, no other comments were received when the Casa Roseland Minor Design Review application was noticed and reviewed at a Zoning Administrator Public Hearing on June 1, 2021.

### FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

### ENVIRONMENTAL IMPACT

The Project qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the Project is consistent with the City's General Plan and the Roseland Area/Sebastopol Road Specific Plan for which EIRs were prepared and certified and, as evidenced by the special studies prepared for the Project, the Project does not contain conditions, nor would it result in any of the following effects.

- a. Effects that are peculiar to the project or the parcel on which the project would be located.

There are no project specific effects which are peculiar to the Project or its site, and which the General Plan or Specific Plan EIRs failed to analyze as significant effects. The subject property is no different than other properties in the surrounding area, and there are no Project specific effects that are peculiar to the Project or its site. The project site is located in an area developed with commercial, institutional, and residential uses. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects. In addition, all Project impacts were adequately analyzed by the specific plan and General Plan EIR.

- b. Effects that were not analyzed as significant effects in the General Plan EIR

The project site is within the planning boundaries of the Roseland Area/Sebastopol Road Specific Plan, adopted in 2016, and was analyzed by the Specific Plan EIR (State Clearinghouse No. 2016012030). The General Plan was amended in 2016 to incorporate the land use and housing policies of the Specific Plan. As noted earlier the

Project is consistent with the Specific Plan land use policy. As such, the effects of the future development of the Roseland Village project, including the proposed subdivision and planned higher density mixed use development, was fully analyzed. The Project does not include any new land use that could create an effect that has not been previously analyzed by the Specific Plan or General Plan.

- c. Effects that are potentially significant off-site impacts and cumulative impacts that were not discussed in the prior EIR prepared for the General Plan.

There are no potentially significant off-site and/or cumulative impacts which the General Plan or Specific Plan EIRs failed to evaluate. The proposed Project is within the scope of the General Plan and Specific Plan EIRs and would represent a small part of the growth that was forecast for build-out of the General Plan. The General Plan and Specific Plan EIRs considered the incremental impacts of the future development, such as the Project and planned Roseland Village project, and no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

- d. Effects that are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The applicant provided the specific assessments and reports including Traffic and Circulation (W-Trans, July 14, 2018, errata August 14, 2018), Biotic Resources (Wildlife Research Associates and Jane Valerius Environmental Consulting, April 12, 2017), and Cultural Resources (Tom Origer & Associates, January 30, 2017). These assessments and reports did not reveal any new information or condition that suggests a previously identified significant effect is more severe than determined at the time the General Plan or Specific Plan EIR were certified.

The Project's residential developments also qualify for an exemption under California Government Code Section 65457 and Section 15182 (Residential Projects Pursuant to a Specific Plan) of the State CEQA Guidelines. These provisions apply to residential Projects where a public agency has prepared an Environmental Impact Report (EIR) on a specific plan. On November 2016, the City Council, concurrent with the adoption of the Roseland Area/Sebastopol Road Specific Plan, certified the Roseland Area/Sebastopol Road Specific Plan EIR (SCH 2016012030). The density, design, and infrastructure planned under the proposed project is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the Specific Plan. No special circumstances or potential new impacts related to the Project has been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Specific Plan EIR. The Specific Plan EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject property. Therefore, the proposed Project's residential

developments qualify for the exemption under CEQA Guidelines Section 15182, and California Government Code Section 65457, and no further environmental review is required.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The City's Design Review Board (DRB) reviewed the conceptual designs for the Casa Roseland project as part of the encompassing Tierra de Rosas project on December 21, 2017. At the meeting the DRB indicated that they could recommend the project's overall site plan to the Planning Commission and they accepted the site plan design. However, the DRB had several comments on the individual elements of the project including comments on the individual components' architectural styles, orientation of building features, and the materiality of the buildings:

- 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

On May 22, 2018, the City Council adopted Ordinance 2018-012, which reduces the review authority for Design Review for multi-family residential development projects within Priority Development Areas from the Design Review Board to the Zoning Administrator through the Minor Design Review process, in accordance with Section [20-16.070\(A\)](#) of the Code. The adopted ordinance delegates Final Design Review to the Director of Planning & Economic Development.

### NOTIFICATION

The notice for the Council's public hearing on the appeal was provided per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

### ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location Map
- Attachment 3 - General Plan and Zoning Map
- Attachment 4 - Appeal, dated June 10, 2021
- Attachment 5 - Zoning Administrator Resolution No. DR21-001
- Attachment 6 - Design Narrative

CASA ROSELAND DESIGN REVIEW APPEAL  
PAGE 19 OF 19

- Attachment 7 - Project Plans
- Attachment 8 - Approved Tentative Map
- Attachment 9 - Tierra de Rosas Traffic Impact Study
- Attachment 10 - Public Comments
- Attachment 11 - County Counsel Legal Opinion, dated July 24, 2017
- Attachment 12 - Recorded Notice of Exemption
- Attachment 13 - Concept DRB Meeting Minutes, December 21, 2017
- Attachment 14 - City Council Roseland Village Appeal Minutes, June 25, 2019

Resolution – Minor Design Review/Exhibit A (DAC Report/Conditions of Approval)

CONTACT

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