

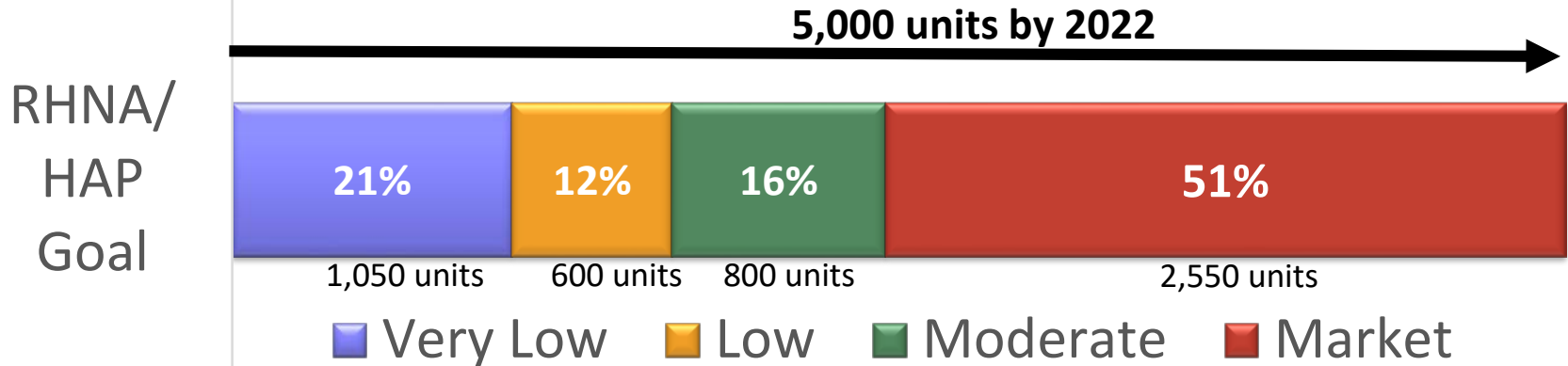


# Appeal Roseland Village Tentative Map Density Bonus

City Council

June 25, 2019

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Senior Planner  
Planning and Economic Development




\*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

## Roseland Village: Total 175 Residential Units

### Rental Project (10% low):

 Market Rate:  
100 Units (3.9% of goal)

 Very Low Income:  
23 Units (2.2% of goal)

 Low Income:  
52 Units (8.6% of goal)

## Planning Commission 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.

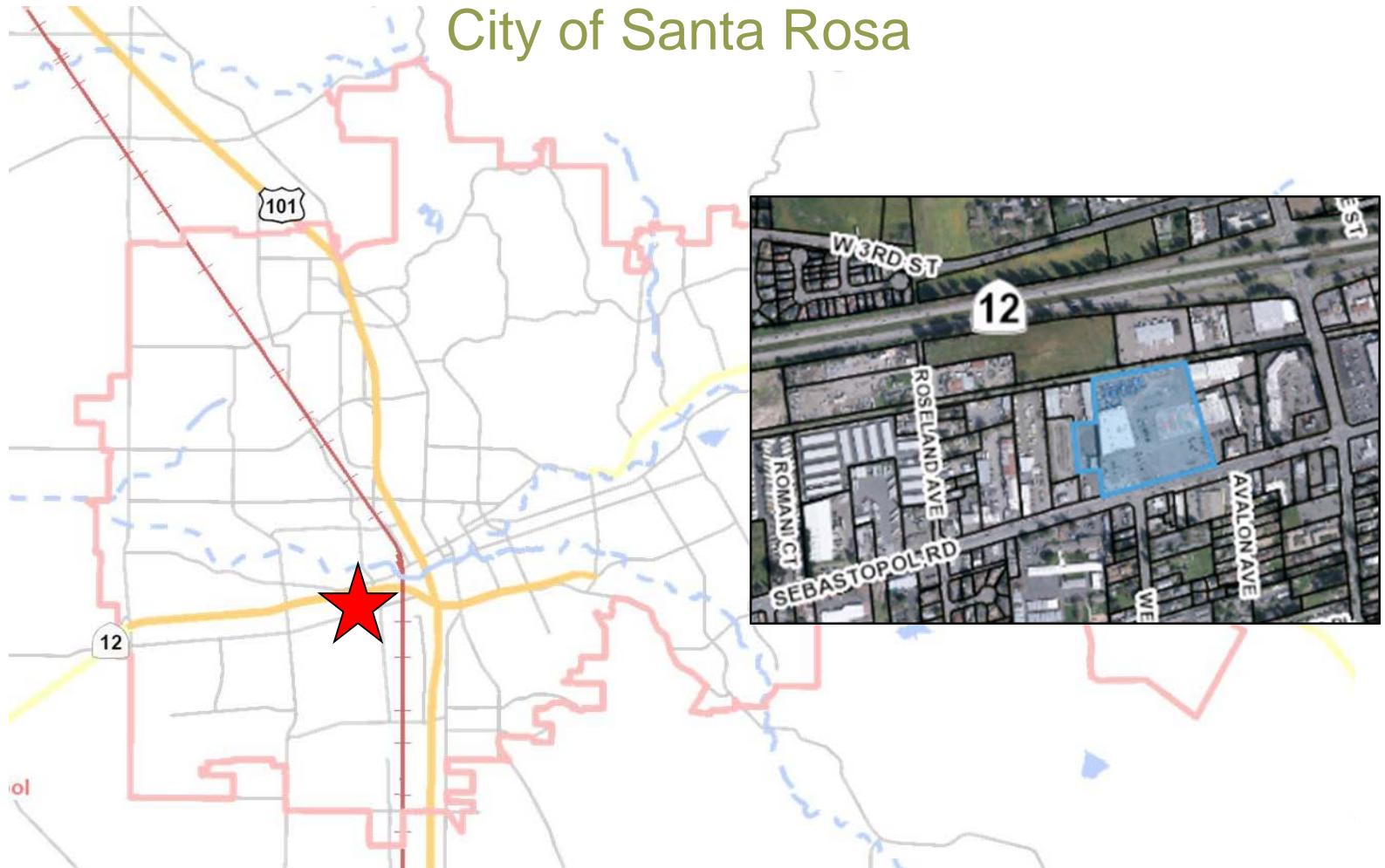
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3 Concessions:

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 – all subject to design review.***

Three 3-4 Story Apt Bldgs  
Residential above  
Commercial below

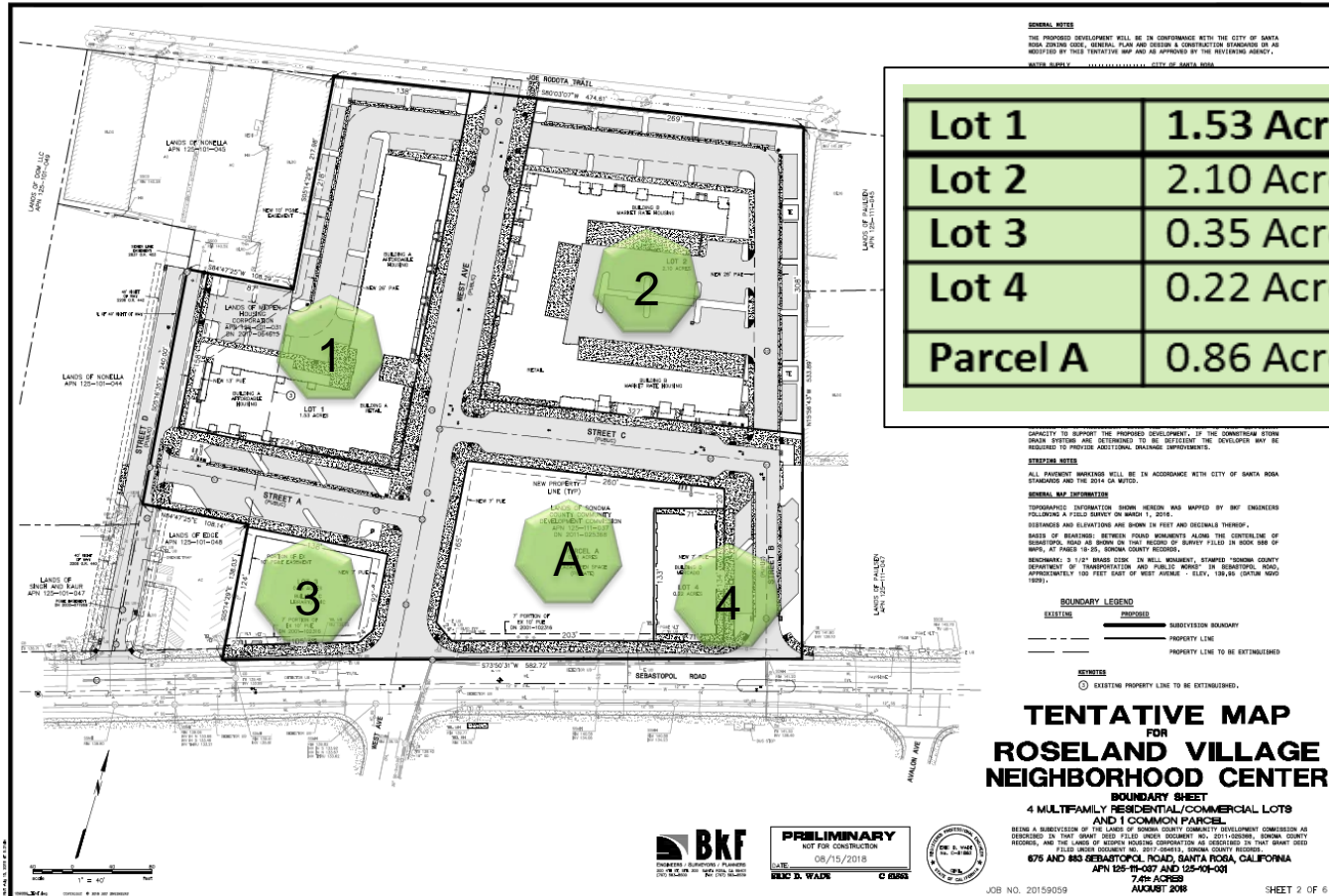
Public Plaza (1-acre)

Mercado (Grocery Store)

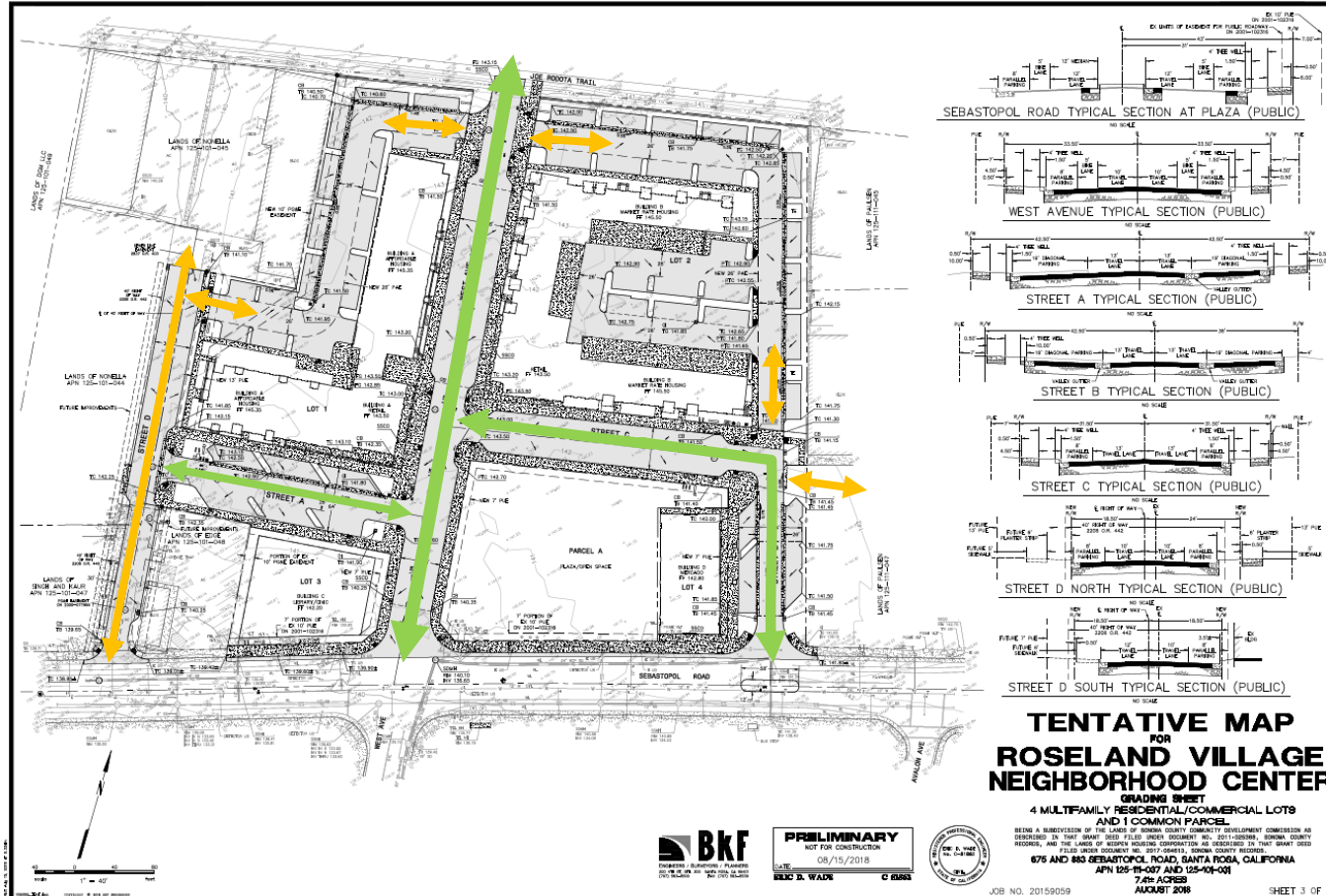
Civic Building  
Public Library  
Meeting Rooms



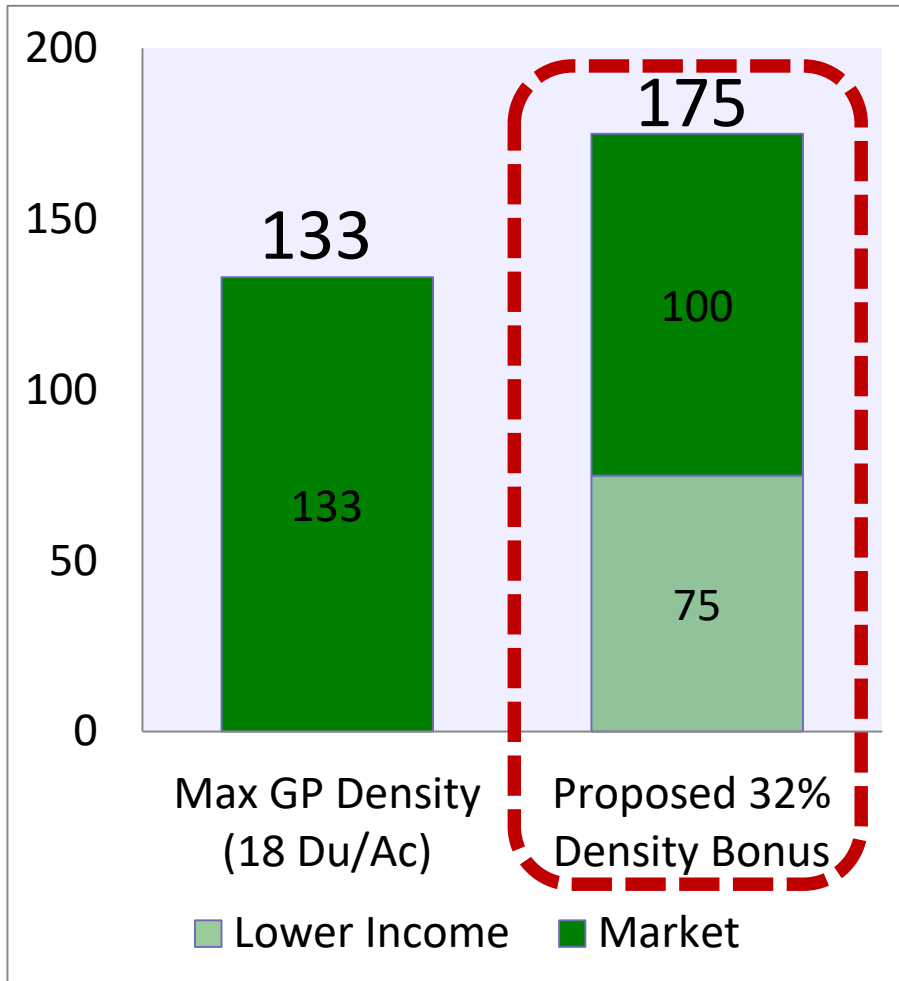
# Tentative Map



# Tentative Map



# Density Bonus



175 DU requires 32% Density Bonus

- 14 V Low & 14 L Income Units subject to City DB Agreement
- 47 “additional” Lower Inc DU subject to CDC DB Agreement

100 units Workforce Housing units

All Lower Income Units subject to Long Term Affordability.



## Lower Income Units = Three Concessions

- **Phased AH Development**

ZC Section 20-31.100.H.1 – Concurrent AH Development

- **Separate AH Apartment and Parcel**

ZC Section 20-31.100.H.2 – Dispersed AH Location

- **Reduced Parking**

ZC Section 20-36.040 – On-Site Parking

## Phased & Separate AH Units Allow:

- AH LITC financing
- MR Lot sale will help fund AH Lot Improvements
- Optimize AH Property Management

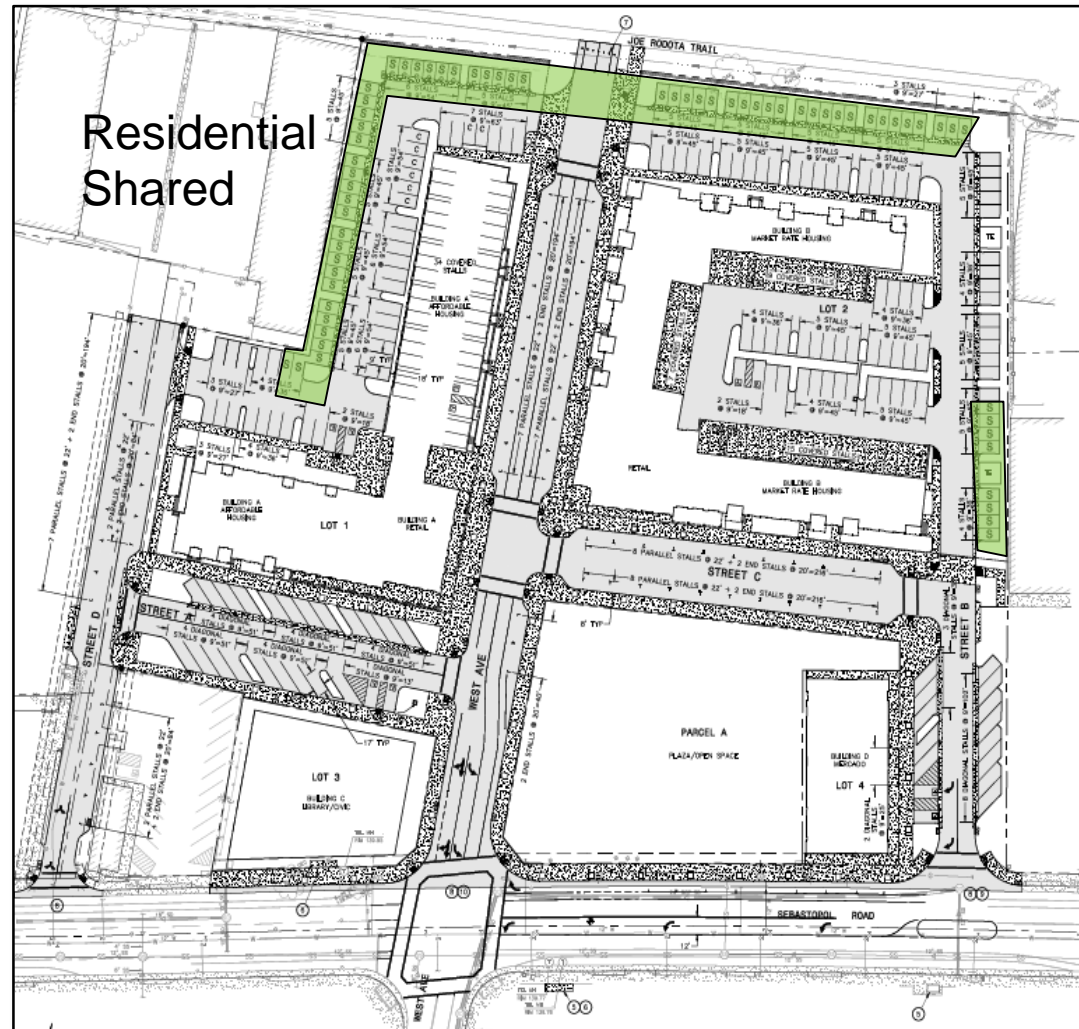


## Reduced Parking

Zoning Code	393
Proposed	323
Reduction 18%	70
Peak Demand Weekday 4-5 PM	
Residential Reserved	175
Residential Shared	61
Public On Street	87
<b>Total</b>	<b>323</b>

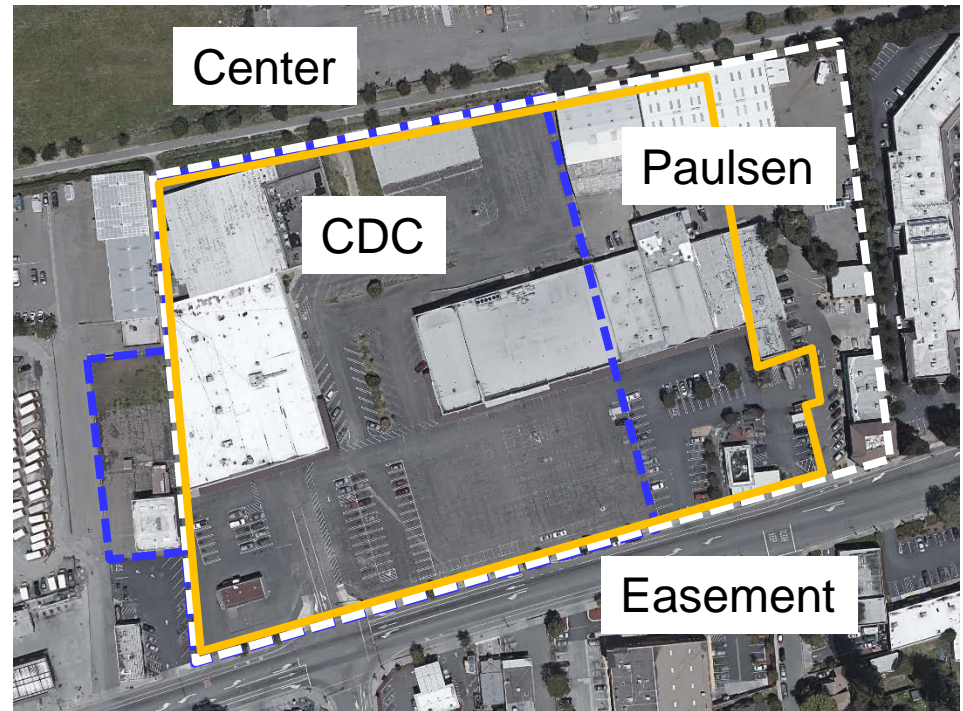
Parking provided for all planned Roseland Village uses

Maintains reciprocal Parking & Access



## Appeal filed by Robert Paulsen

1. Violates shared access Easement
2. Project ignores Easement's use restriction
3. Violates concurrent Affordable Housing construction
4. Eliminates over 270 shared parking spaces



Roseland Village Shopping Center



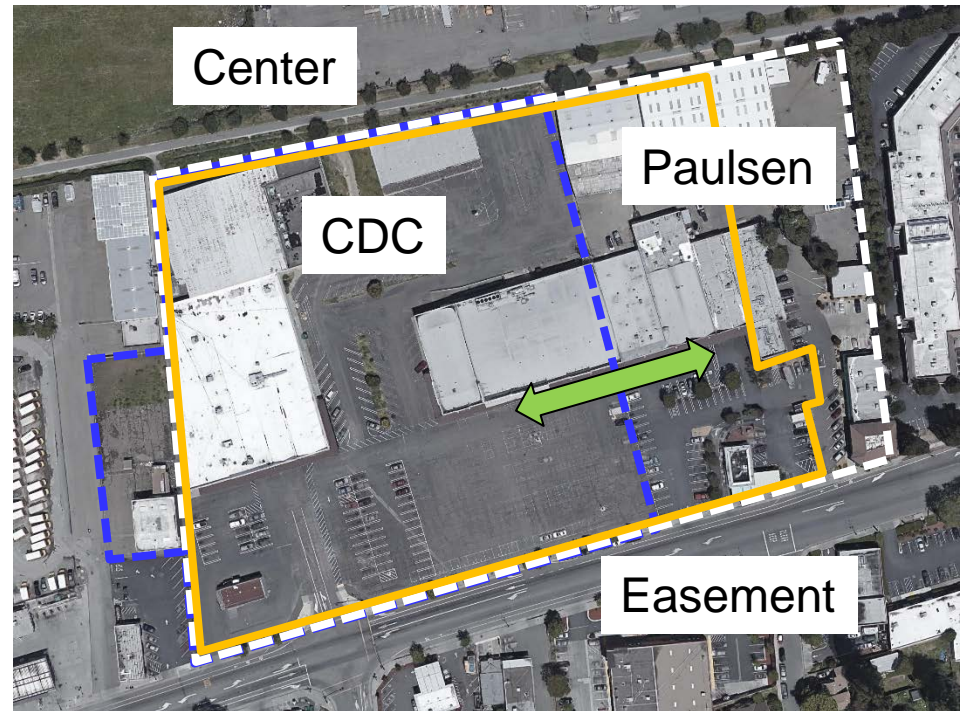
## 1. Violates shared access Easement

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

## 2. Project ignores Easement's use restriction

The easement grants reciprocal rights to driveways and parking “which presently exist, or will be developed hereafter” for “proper purposes” connected with the operation of the Center.

The proposed mixed use project, including the residential land use, is a proper purpose related to Center.

There is no expressed restriction on use.

### Sebastopol Urban Vision Plan



“Community Gathering Place  
Anchored by Mixed Use  
Development and Housing”

### 3. Violates concurrent Affordable Housing construction

PC properly granted concessions to allow phased AH development, according to City's Density Bonus regulation and State Density Bonus law

The concessions reduce the cost of affordable units.

No significant, adverse impacts to public health and safety, to the physical environment, or to properties listed in the California Register of Historical Resources.



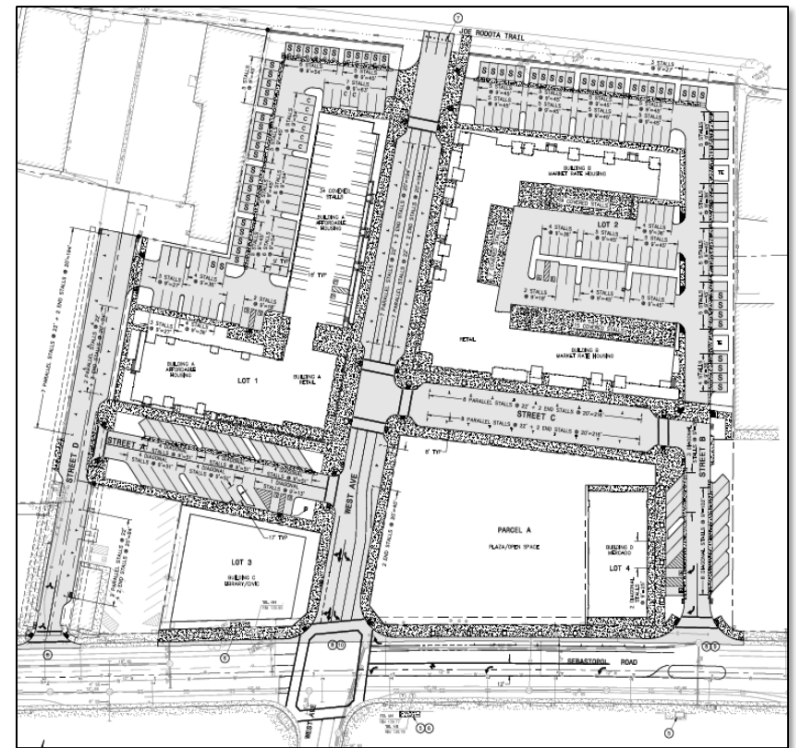
Planned Roseland Village Project

## 4. Eliminates over 270 shared parking spaces

PC 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.





### 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.

- Deny the Appeal, and
- Affirm Planning Commission's Action by Approving:
  - the Tentative Map to create five new lots
  - the Density Bonus and Three Concessions to allow future development of 175 dwelling units including 75 Lower Income units.

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