



Casa Roseland

Minor Design Review

Zoning Administrator

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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.

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

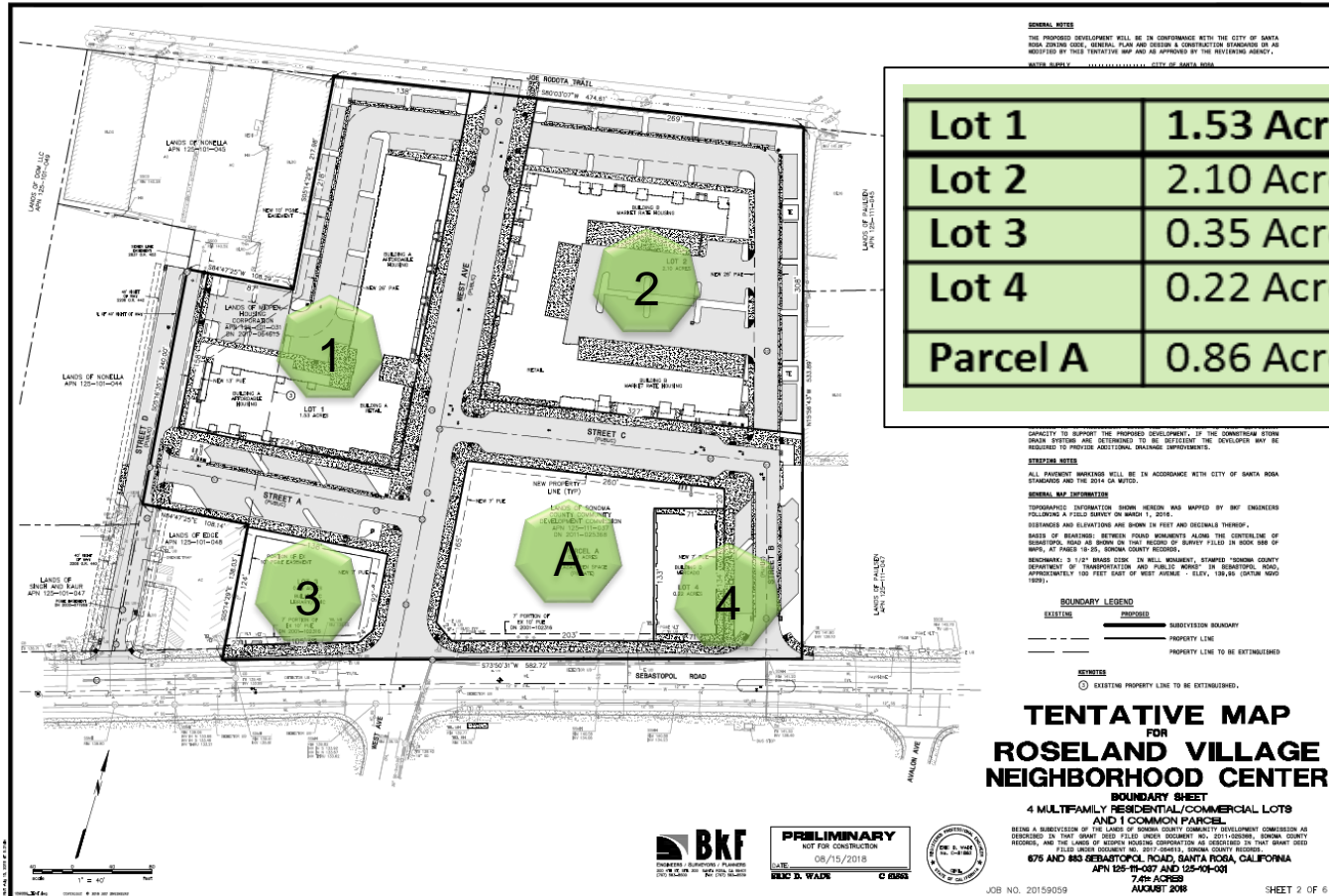
Public Plaza (1-acre)

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

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.

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