

Tierra de Rosas Public Plaza

DR22-041

665 and 883 Sebastopol Road

February 6, 2025

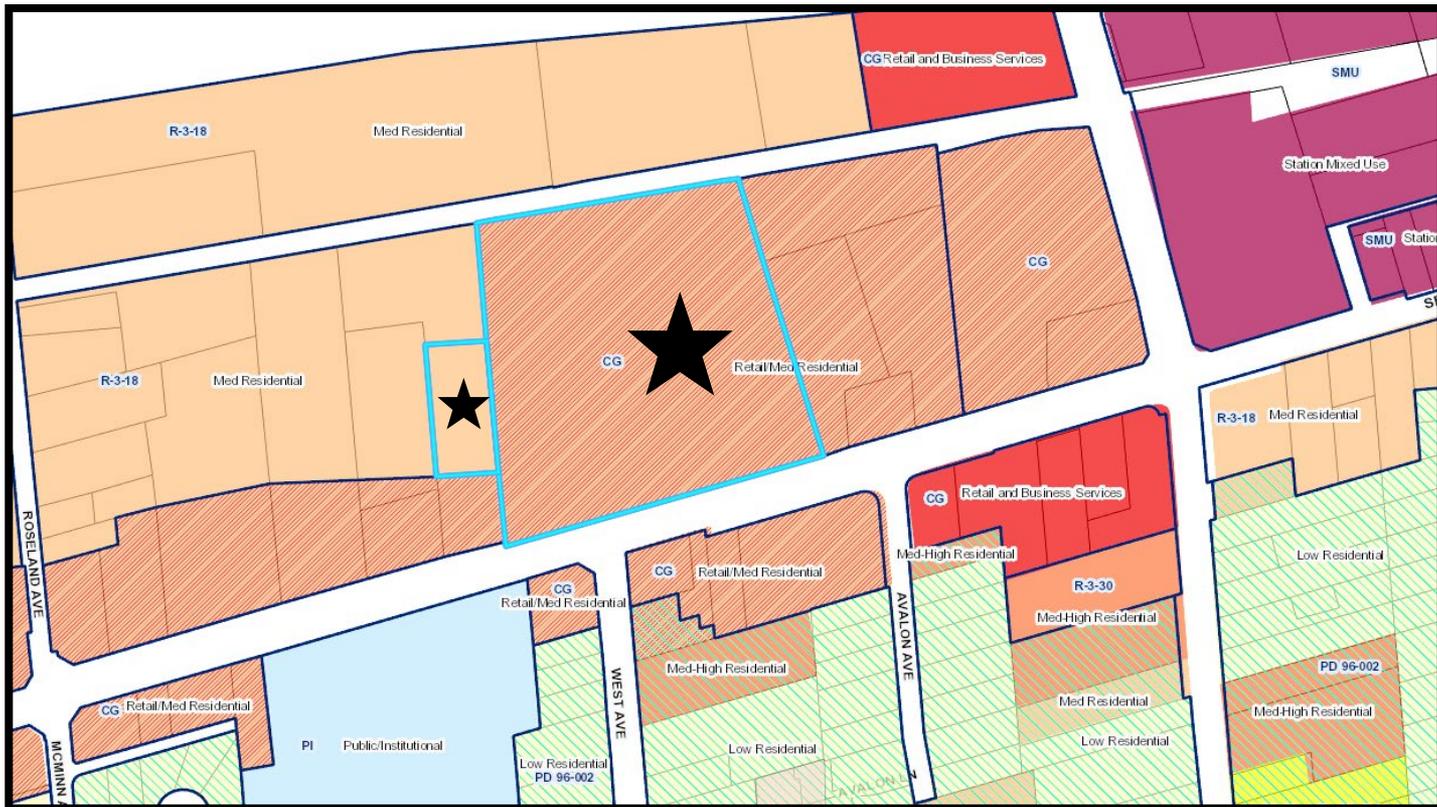
Kristinae Toomians, Senior Planner
Planning and Economic Development

Project Location 665 & 883 Sebastopol Road



Zoning: R-3-18 & CG

**General Plan: Med Residential & Retail/Med Residential
Roseland Area/Sebastopol Road Specific Plan**



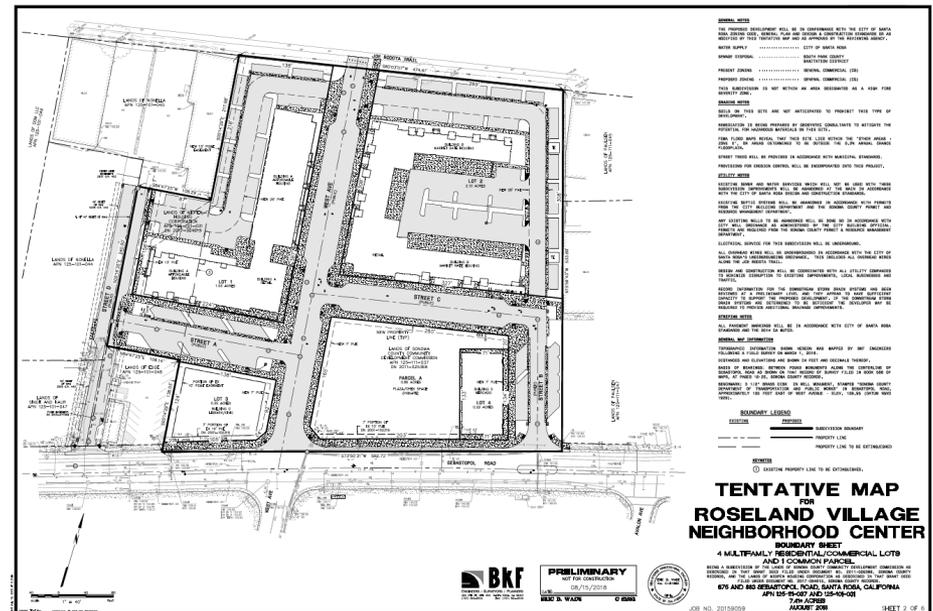
Request for Minor Design Review for a 1.01 acre privately maintained park that will serve as an outdoor public gathering place for the community and will be part of the master development for Tierra de Rosas.



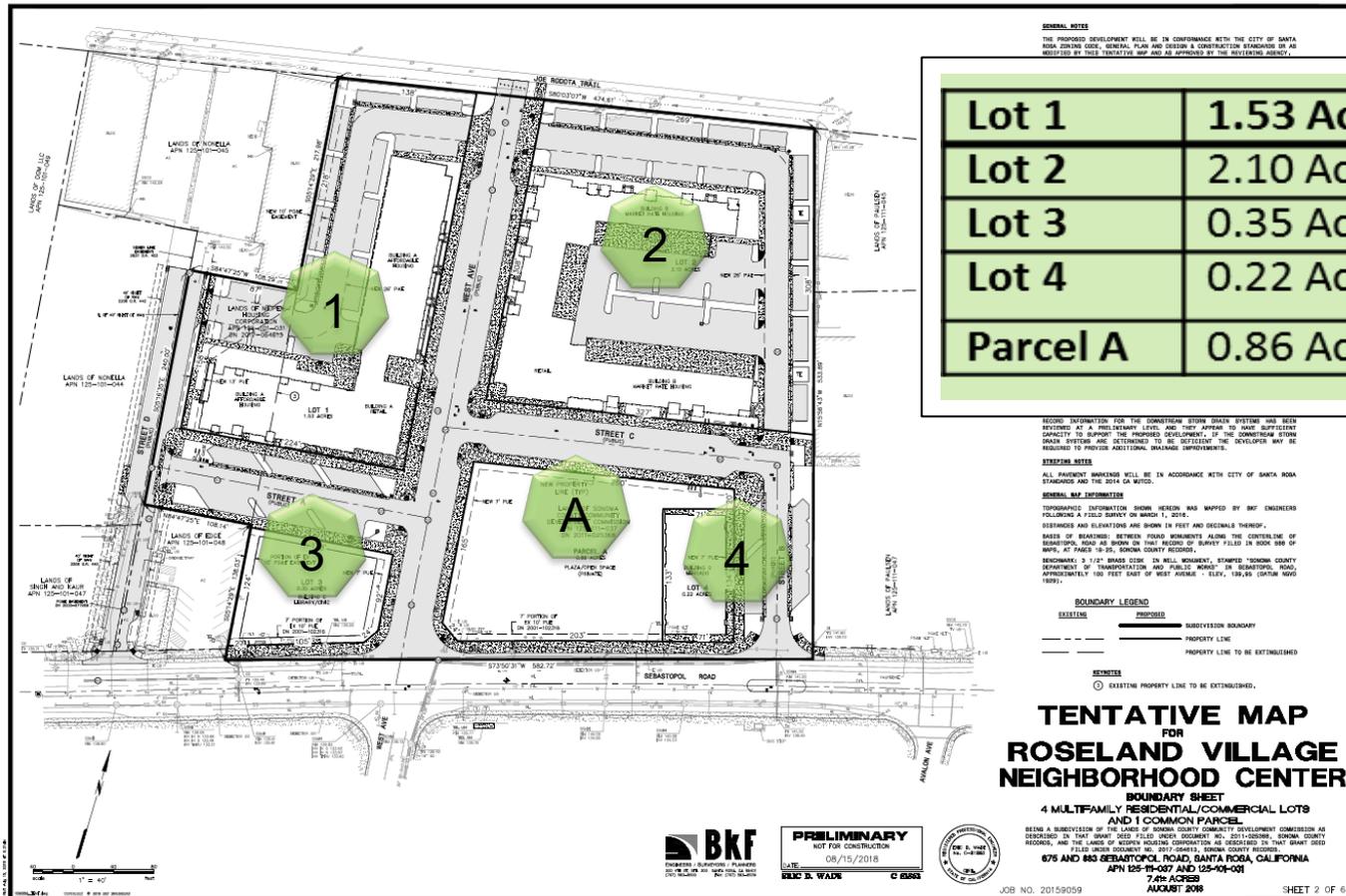
Tierra de Rosas

(formerly known as Roseland Village) was approved to subdivide two parcels, totaling 7.41-acres, into a project site consisting of five lots, with entitlements to include:

- Density bonus and parking reduction
- Development of a 75 affordable unit affordable multi-family housing project
- 100-unit market rate housing project
- 25,000 square foot civic building
- 5,000 square foot marketplace and 0.86-acre public plaza



Approved Tentative Map



- On February 28, 2019, the Planning Commission approved the tentative map and density bonus.
- On March 7, 2019, an appeal was filed with the City Clerk's Office regarding the recorded reciprocal access and parking easement over Roseland Village Neighborhood Center.
- On June 25, 2019, City Council denied the appeal and upheld the Planning Commission's approval.

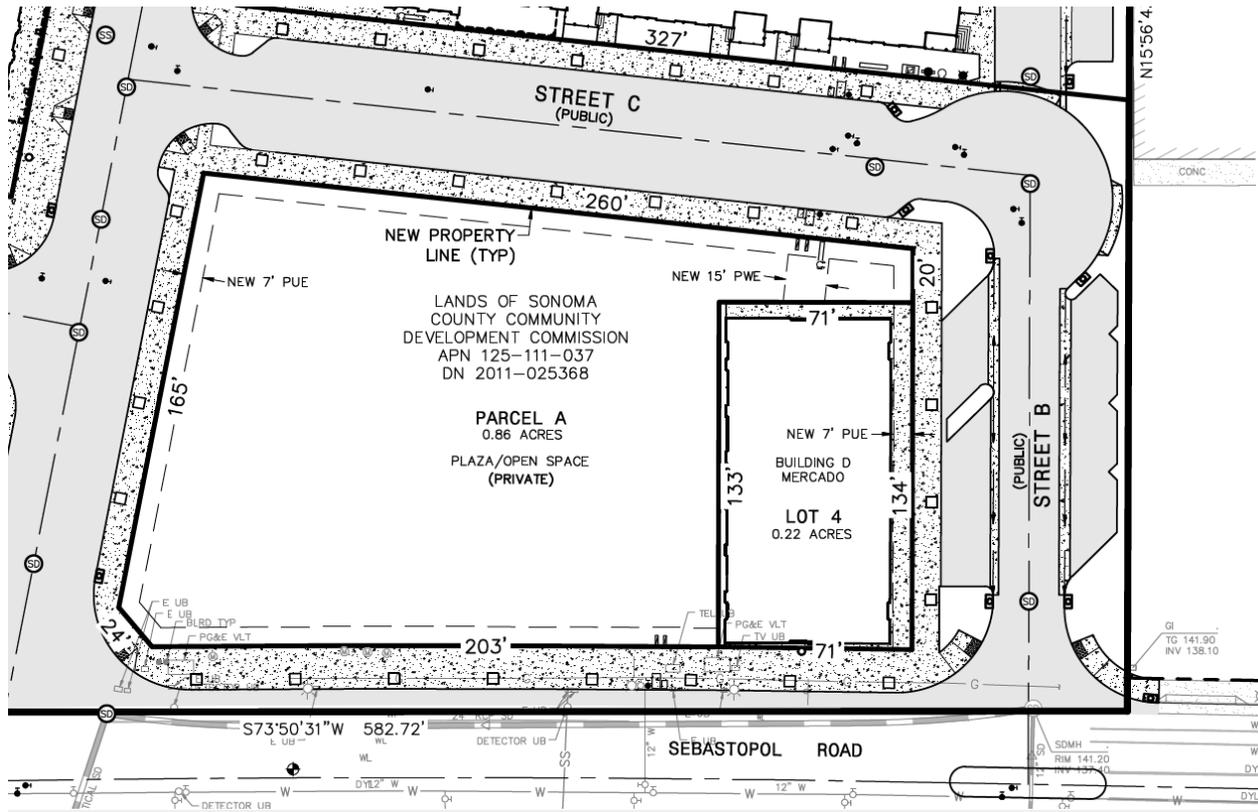
- On January 16, 2020, the Zoning Administrator approved the Plaza Temporal - Mitote Food Park as the first phase of the Roseland Village Neighborhood Center.
- On January 23, 2020, an appeal was filed with the City Clerk's Office regarding the recorded reciprocal access and parking easement over Roseland Village Neighborhood Center.
- On June 18, 2020, the Design Review Board, denied an appeal and upheld the Zoning Administrator's approval of a Minor Design Review of the Plaza Temporal Mitote Food Park.

- On August 30, 2022, the Applicant applied for Minor Design Review for the Tierra de Rosas 1.01-acre Public Plaza.

- On March 23, 2023, the Planning Commission approved the one-year time extension for the Tentative Map.
- On March 30, 2023, an appeal was filed with the City Clerk regarding the circulation and parking agreement with the easterly neighboring property.
- On July 11, 2023, the City Council denied the appeal and approved the one-year time extension for the tentative map.

- On November 21, 2024, the Zoning Administrator granted Minor Design Review for the Tierra de Rosas Public Plaza.
- On December 2, 2024, John Paulsen filed a timely appeal of the Zoning Administrator's decision.

Approved Tentative Map



DESIGN REVIEW RESUBMITTAL // TIERRA DE ROSAS PLAZA SEPT 2024

IN THE CITY OF SANTA ROSA
SEBASTOPOL ROAD (665, 883)
APN 125-111-037 AND 125-101-031
PLP OR MJP FILE NO. #####

PROJECT DESCRIPTION

The one-acre public Plaza is part of the master development Tierra De Rosas. The Plaza will serve as an important connector to the neighborhood that will serve as a public gathering place for the community. The Plaza will be open to the public to use for recreation, as a meeting place, and for entertainment. The public Plaza will include shaded seating areas, shade trees, and drought resistant open lawn space. The Plaza will add green space and sustainable features to the Roseland neighborhood.

AERIAL MAP (NOT TO SCALE)



SHEET INDEX

SHEET #	SHEET NAME/DESCRIPTION
L0	COVER SHEET
L1	BIRDSEYE SITE PHOTOS
L2	SITE LANDSCAPE PLAN
L3	SITE SECTIONS
L4	CONCEPTUAL PLAY ELEMENTS
L5	CONCEPTUAL LIGHTING
L6	PLANT LIST & IRRIGATION CONCEPT
C1	PROJECT INFORMATION
C2	SITE IMPROVEMENT PLAN

City of Santa Rosa

SEP 24/2022

Planning & Economic
Development Department

SITE PHOTOS





VIEW TO NE



VIEW TO NW



VIEW TO SW



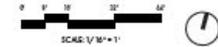
VIEW TO SE





LEGEND

- (A) Streetscape/Public Improvements
- (B) Bicycle Racks (14 spaces)
- (C) Sculptural Play Element - Fall Surfacing
- (D) Children's Play Area - Fall Surfacing
- (E) Tot Playhouse Area - No Fall Surfacing
- (F) Play Musical Instruments - No Fall Surfacing
- (G) Picnic/Market Area with Flexible Seating
- (H) Imaginative Gardens + Benches
- (I) 14x20 Performance Plinth
- (J) Bicycle Racks (12 spaces)
- (K) Landscape Gardens with Trees
- (L) Large Shade Trees
- (M) Turf Playfield
- (N) Underground Stormwater Storage & Partial Irrigation Supply
- (O) Restroom Container (to remain from food park)
- (P) Landscape Area with Low Fencing
- (Q) Cornhole Game Opportunity in Lawn
- (R) Accessible Bi-Level Drinking Fountain
- * Pole Light - 16ft ht. - see L5 for fixture
- ... Catenary Lights - see L5 for fixture
- * City Street Light - see Public Improvement Plans



CHARACTER IMAGES



Playhouse for 2-5, No Fall Surfacing Required



Low Fencing to border play areas at street



Bicycle Racks



Play Element - Sculptural/Artistic Climbing Structure



Concrete Cornhole Sets



Market Area with Flexible Seating



Colorful Classic Benches



Park Character



Open Lawn



Open Areas for Markets/Events

PROJECT SUMMARY - PARK CREDIT

43,823 sq ft/1.01 acre Park Parcel (see blue dash line)

- Game Court Area - 0.05 acres required - 0.02 provided
- Children's Play Area - 0.05 acres required - 0.10 provided
- Family Picnic Area - 0.05 acres required - 0.10 provided
- Turf Playfield - 0.25 acres required - 0.36 provided
- Landscape Park - 0.25 acres required - 0.32 provided
- Circulation and Hardscape - 0.13 acres





SITE SECTION AA



SITE SECTION BB



MUSICAL EQUIPMENT



MODEL: Emperor Chimes
MFR: Goric
AGE: 2+



MODEL: Babble Drums
MFR: Goric
AGE: 2+



MODEL: Symphony Freechimes
MFR: Goric
AGE: 2+

PLAY EQUIPMENT



MODEL: Jax
MFR: Miracle Play
AGE: 2-12



MODEL: Multideck Tower with Slide and Banister Bars
MFR: Komapn
AGE: 5-12

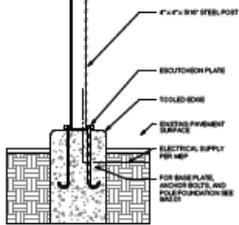
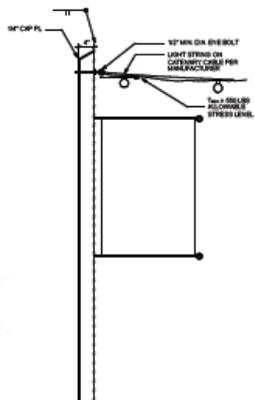


MODEL: Village Shop
MFR: Kompan
AGE: 2+



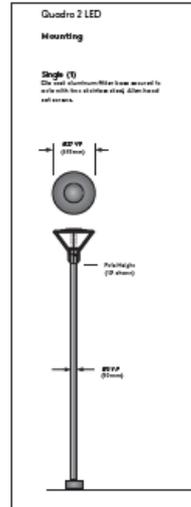
MODEL: Half Ball
MFR: Goric
AGE: 2+

CATENARY LIGHTING - REUSED FROM MITOTE FOOD PARK



3 CATENARY LIGHTS POST
SCALE 1" = 10"

POLE LIGHT Opt 1 - SELUX QUADRO 2



POLE LIGHT Opt 2 - SELUX BETA



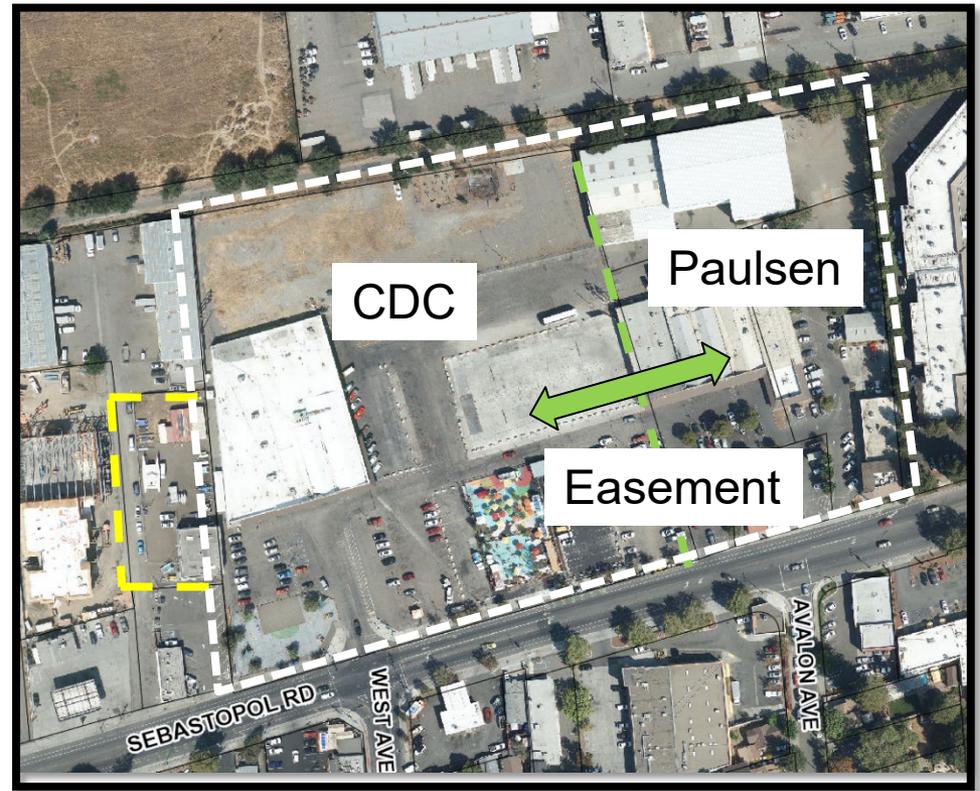
Order Code	Size	Color	Material	Finish	Weight	Height	Beam	Delivery
SELUX	10"	Black	Aluminum	Matte	1.5 lbs	10"	30°	Standard
Options	12"	White	Aluminum	Matte	1.8 lbs	12"	30°	Standard
Mounting	14"	Black	Aluminum	Matte	2.2 lbs	14"	30°	Standard
Light Output	16"	Black	Aluminum	Matte	2.8 lbs	16"	30°	Standard
CTI	18"	Black	Aluminum	Matte	3.5 lbs	18"	30°	Standard
Power Cord	20"	Black	Aluminum	Matte	4.5 lbs	20"	30°	Standard
Length	22"	Black	Aluminum	Matte	5.5 lbs	22"	30°	Standard
Height	24"	Black	Aluminum	Matte	6.5 lbs	24"	30°	Standard
Weight	26"	Black	Aluminum	Matte	7.5 lbs	26"	30°	Standard
Options	28"	Black	Aluminum	Matte	8.5 lbs	28"	30°	Standard
	30"	Black	Aluminum	Matte	9.5 lbs	30"	30°	Standard
	32"	Black	Aluminum	Matte	10.5 lbs	32"	30°	Standard
	34"	Black	Aluminum	Matte	11.5 lbs	34"	30°	Standard
	36"	Black	Aluminum	Matte	12.5 lbs	36"	30°	Standard
	38"	Black	Aluminum	Matte	13.5 lbs	38"	30°	Standard
	40"	Black	Aluminum	Matte	14.5 lbs	40"	30°	Standard

Appeal Statement: The Project violates a recorded easement for parking and circulation.

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.

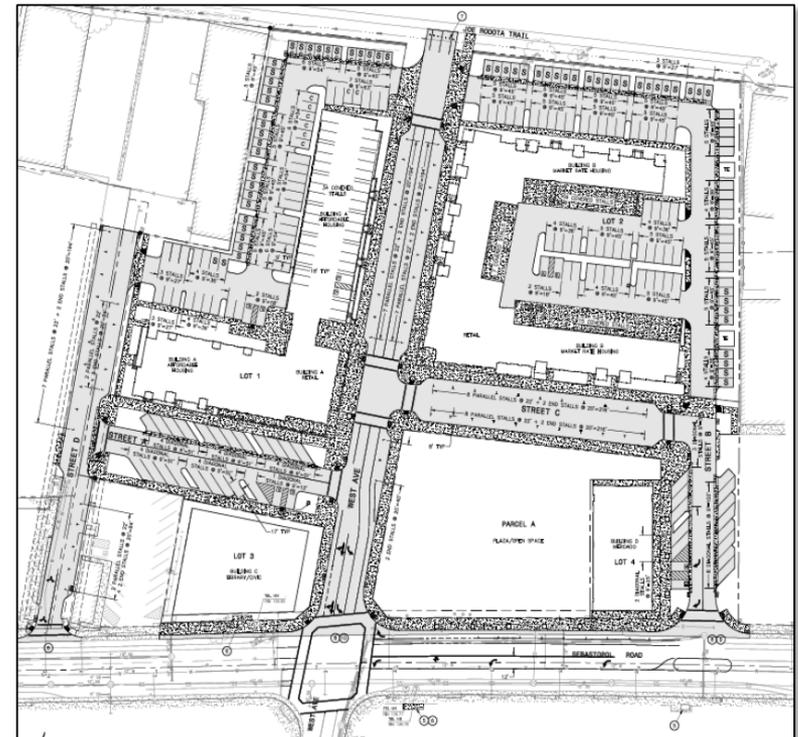
Driveway alignment and parking location number not specified.



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.

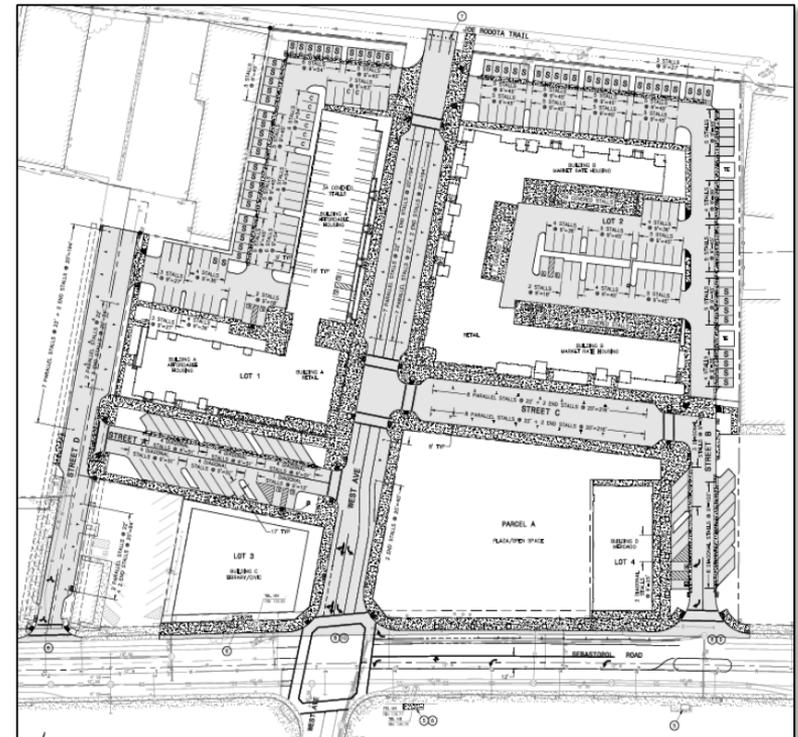
The proposed mixed-use project, including the residential land use, is a proper purpose related to Center. There is no expressed restriction on use.

Subdivision circulation maintains existing driveway alignment between properties as well as access to the circulation and parking on the CDC property.



The recorded easement does not specify the number of parking spaces, 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 will continue to have access to the streets and parking spaces on the CDC Property.



Two Applicable CEQA Exemptions

Pursuant to CEQA Guidelines Section 15183, the Project was determined to be exempt from further review pursuant to CEQA Guidelines section 15183.

Pursuant to CEQA Guidelines Section 15182, 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

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

Environmental Review

California Environmental Quality Act (CEQA)

- Pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines section 15162 provides that no additional review is required where an EIR is certified, or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration.

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, deny the appeal and grant the Minor Design Review for the Tierra de Rosas Public Plaza, a 1.01 acre privately maintained park that is part of the master development for Tierra de Rosas (formerly known as Roseland Village).

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