CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
December 21, 2017

PROJECT TITLE

Roseland Village

APPLICANT

Riley Weissenborn, MidPen Housing

ADDRESS/LOCATION

665 and 883 Sebastopol Road

PROPERTY OWNER

Sonoma County Community Development Commission

ASSESSOR'S PARCEL NUMBER

125-111-037; 125-101-031

FILE NUMBER

PRJ17-075

PROJECT SITE ZONING

CG (General Commercial)

GENERAL PLAN DESIGNATION

Retail/Medium Residential

APPLICATION DATE

December 12, 2017

APPLICATION COMPLETION DATE

December 13, 2017

PROJECT PLANNER

Andy Gustavson

RECOMMENDATION

Concept Design Review

PROPOSAL

The "Roseland Village Neighborhood Center" is a public/private partnership project between MidPen Housing and the Sonoma County Community Development Commission that proposes to redevelop the 7.55-acre site with a mixed use project that includes 75 affordable units, 100 market-rate units, and 4,000 square feet of commercial space, 25,600 square feet of civic space, a 12,700 Square foot Mercado, and a one-acre public plaza. The project will require City approval of a 6-lot Subdivision Tentative Map, Major Design Review, and a Conditional Use Permit with a Density Bonus.

BACKGROUND

On December 21, 2016, the concept plan for the project was reviewed by the Joint City/County Design Review Committee. A second meeting was held on May 17, 2017, which resulted in a number of site circulation and parking, streetscape and plaza design, and building design comments. The applicant's response to these comments and revised plans are attached. On November 1, 2017, unincorporated Roseland, including the project site, was annexed to the City. As a result, the land use jurisdiction or authority for this project transferred from the County to the City.

<u>Attachments</u>

Attachment 1 - Disclosure Form, December 8, 2017
Attachment 2 - Project Narrative, April 17,2017
Attachment 3 - Project Plan, November 8, 2017
Attachment 4 - Record of Action, Sonoma County Design Review Committee, May 17, 2017