



Sonoma County Community Development Commission
1440 Guerneville Road, Santa Rosa, CA 95403-4107

*Members of the
Commission*

Susan Gorin
Chair

Lynda Hopkins
Vice Chair

David Rabbitt
Shirlee Zane
James Gore

Barbie Robinson
MPP, JD, CHC
Interim Executive
Director

June 10, 2020

Ms. Shari Meads, City Planner
Planning and Economic Development
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Subject: Comments concerning property management at Roseland Village and the appeal of the Plaza Temporal Project to the Design Review Board

Dear Ms. Meads:

The purpose of this letter is to respond to the enclosed comments submitted to the Sonoma County Counsel and The City of Santa Rosa's Planning Department regarding the Roseland Village Shopping Center and the Plaza Temporal / Mitote Food Park Project.

Background

The 7.1 acre Roseland Village Shopping Center ("Site") is owned and managed by the Sonoma County Community Development Commission ("Commission"), with the assistance of a property management firm and various other vendors who utilize the site. The Commission has entered into a Disposition and Development Agreement with Mid-Pen Housing and Urban Mix for the redevelopment of the Site. The Site has been approved by the City of Santa Rosa for redevelopment including affordable and market rate housing, a public plaza, civic building, mercado commercial building and an outdoor open-air food truck project referred to as "Plaza Temporal".

The Site is vacant for the exception of an approximately 35,000 square foot building. In 2014, five structures on the Site were demolished in anticipation of redeveloping the property. The northern portion of the site is now fenced off and not accessible, as it is the subject of an environmental cleanup effort. A small portion of the Site, which was the former site of an Albertsons Store, is decorated with colored concrete blocks and houses a memorial to Andy Lopez.

Current Use

The current use of the Site includes the 35,000 square foot building that houses a Dollar Tree store and a community center occupied by the Sonoma County Library, St. Joseph Health and other users. The Commission also issues Temporary Use Permits for outdoor events that include



Telephone (707) 565-7500
FAX (707) 565-7583 • TDD (707) 565-7555



the Redwood Empire Food Bank, Doctors Without Borders mobile pet clinic, and other non-profit uses. A licensed food truck has also been issued a Temporary Use Permit for the parking lot.

Emails sent to you by Mr. Robert Nellessen raise the following concerns on the Site:

- Unauthorized use of the Site
- Sanitation (public urination and defecation)
- Trash and garbage

Unauthorized Use

Concerns have been raised regarding certain uses of the Site not authorized by the Commission. When the Commission is informed that an unauthorized user is attempting to utilize the Site the Commission has options on how to respond including those as outlined below.

- Unlicensed food vendors, car washes, used car sales and others. We employ roving security with periodic visits throughout the day and night. Unauthorized users are told to leave, and when necessary reported to the Santa Rosa Police Department.
- Unauthorized car “sideshows” have also been staged on the Site. The Santa Rosa Police Department will typically respond to large gatherings that include the sideshow activity.
- On June 2nd, an event honoring what would have been Andy Lopez’s 20th birthday was held on the Site. The Commission was not requested to permit this event. Reports from our tenants reported no problems with the event and protests.

Sanitation Facilities

The communications allege that after the June 2nd event, there was a large amount of excrement on the property located near the Andy Lopez Memorial. Our staff investigated on Friday June 5th and found very little waste. The Commission contacted our janitorial and cleaning company to clean up the area. The attached photographs shows the area in question.

Trash and Garbage

The Site consists of nearly six acres of open area, which does occasionally lead to trash blowing onto the Site from the street and surrounding area. We routinely sweep the parking lot and pick up trash and garbage.

Plaza Temporal

The Plaza Temporal site consists of approximately 15,000 square feet along the Sebastopol Road Frontage and will contain a fenced enclosure around the property, landscaping, seating, ADA restrooms for customers, trash and recycling containers, a trash and recycling enclosure, lighting, exiting and ADA parking, rotating food trucks and a bar located inside of a shipping container. The Plaza Temporal Project will convert a portion of the existing vacant lot to an active use that will be managed and controlled. The Plaza Temporal Project and redevelopment will substantially improve the Site and assist with alleviating the concerns raised regarding unauthorized use and trash.

The Sonoma County Community Development Commission is eager to move forward with the implementation of the Plaza Temporal Project.

Sincerely,



Barbie Robinson
Executive Director
Community Development Commission



APPLICATION APPEAL

Please Type or Print

File No. DR19-030	Quad.
Related Files	
DEPARTMENT USE ONLY	

www.srcity.org

DR19-030

G E N E R A L	LOCATION OF PROJECT (ADDRESS) 665 Sebastopol Rd.	Note: This form is for appeals of Department actions only. Appeals of Commission and Board actions are filed in the City Manager's Office.	
	NAME OF PROJECT Ford Court		
	APPELLANT NAME John Paulsen	DAYTIME PHONE (707) 974-7304	HOME PHONE () -
	APPELLANT ADDRESS 555 Sebastopol Rd.	CITY Santa Rosa	STATE CA

To the Chairman and Members of the Planning Commission / Design Review Board:

The undersigned: **John Paulsen** does hereby appeal to the Planning Commission /
(Please print or type your name)

Design Review Board the decision of the Department of Community Development made on **January 16, 2020**
(Date)

which **approved** the application of **MidPen/CDC**
(approved, denied, other) (Name of property owner or developer)

for a **Temporary Ford court with Bar and Hog wire fencing**
(State nature of request made to the Community Development Department)

on property situated at **665 Sebastopol Road**
(Street address of subject property)

A. The grounds upon which this appeal is filed are: (list all grounds relied upon in making this appeal. Please attach additional sheets if more space is needed.)

- The existing recorded and prescriptive EASEMENTS for Roseland Village Leases and Patrons will be destroyed. The conceptual plan intentionally omits the proposed northly street width, currently since 1956 being 27'**
-

The County has shown gross indifference to maintenance of its property the last 9 years; there are neither community

B. The specific action which the undersigned wants the City Planning Commission / Design Review Board to take is:

SAFE guards nor care of conditions for the security and cleanliness relocate project to old Luckys concrete pad and obtain recorded and prescriptive easements

John Paulsen
Appellant's signature

1/23/20
Date

D E P T	APPLICATION	RECEIVED BY	DATE	FEE RECEIVED	RECEIPT NUMBER
	DR19-030	Lisa Swilla	1-23-2020	\$ 529	

APPEAL

12/10

 Reply all |  Delete Junk | 



RE: [EXTERNAL] Re: an unsafe and excrement filled Plaza Temporal



Meads, Shari <SMeads@srcity.org>

Tue 6/2/2020 1:38 PM

To: Robert Nellessen <nellessen@sonic.net>

Cc: Kimberly Stephenson <kimberly.stephenson@midpen-housing.org>; Paul Osmundson 

 Reply all | 

Inbox

To help protect your privacy, some content in this message has been blocked. To re-enable the blocked features, [click here](#).

To always show content from this sender, [click here](#).

Label: Inbox (2 months) Expires: 8/1/2020 1:38 PM



Report to Abuse

EXTERNAL

Hi Bob,

I will forward this and the prior email to the applicant, add the correspondence to the project file, and include the messages within the staff report's public comment attachment.

Stay safe and be well,

Shari

Shari Meads | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Fax (707) 543-3269 |

smeads@srcity.org

From: Robert Nellessen <nellessen@sonic.net>

Sent: Tuesday, June 2, 2020 1:12 PM

To: Meads, Shari <SMeads@srcity.org>

Subject: [EXTERNAL] Re: an unsafe and excrement filled Plaza Temporal

Dear Ms. Meads,

I am on lock down and John Paulsen is on Riot patrol. I copied you on the emails to the County about their incompetent property management. I was considering having John provide a "sample" of how the County is not maintaining minimal standards of sanitation or security. How big of a bag do you think the

 Reply all |   Delete Junk |  ... 

THEY CAN AND WILL PERFORM AND BENEFIT THE COMMUNITY! Feel free to forward this and today's other emails to the "Applicant".

Thanks, Bob

On 6/1/2020 2:06 PM, Meads, Shari wrote:

Hi Bob!

Thank you for the chuckle today. It has been a doozy so far and I needed it. I am still waiting to hear from the admin staff about the practice run. One of the practices may have to be with just me –our admin staff are always super busy. I will wait to see what they offer. I know that the applicants also want to practice so it should almost be like the real thing for at least one of them.

Where did you hear about there being a permit issued for a protest event? I haven't heard anything about it.

So your office is in the downtown area? I hope that it remains safe and unbothered.

Shari Meads | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Fax (707) 543-3269 |

smeads@srcity.org

From: Robert A. Nellessen <nellessen@sonic.net>

Sent: Monday, June 1, 2020 1:28 PM

To: Meads, Shari <SMeads@srcity.org>

Subject: Re: [EXTERNAL] Re: Plaza Temporal Appeal

Shari,

Given my tech lack of skill, it would be a good idea to try for a dry run on both of those proposed days, June 5 and 12. Is noonish good for your Dept? I will need the Zoom invitation.

Are the protests affecting the CSR at all? The proximity to my office is disconcerting. I am discussing with John the County property consequences---WITHOUT THE PIG PEN BAR.

I recall the Zoning Officer who rubber stamped the Pig Pen application saying that he had a role in preparing the CDC (County Center for Disease Circulation) original plan. Is there a recording of all (as in unanimous) community speakers opposing the full service outdoor unlimited access bar enclosed by all of 4' Hog wire? Why did the City/CDC say the "Applicant" not at the hearing?

Thanks, Bob

Robert A. Nellessen
Law Offices of Robert A. Nellessen
P.O. Box 409

 Reply all | 
 Delete
  Junk |  ...



The foregoing name, telephone, telecopy and email information is provided to the recipient for informational purposes only and is not intended to be the signature of the sender for binding the sender or The Law Office of Robert A. Nellesen, or any client of the sender, to any contract or agreement under the Uniform Electronic Transactions Act or any similar law.

PRIVILEGE& CONFIDENTIALITY NOTICE

This email and all attachments are CONFIDENTIAL and intended SOLELY for the named recipient identified in the "to," "cc" and "bcc" lines of this email. If you are not the intended recipient of this email and its attachments is the result of an inadvertent disclosure or transmittal. If you have received this electronic mail in error, please notify the sender by replying to this electronic mail or by calling (707) 578-1200. Sender reserves and warrants the confidentiality, including all privileges that may apply. Pursuant to those rights a recipient is immediately DELETE and DESTROY all copies of the email and its attachments, in whole or in part, immediately NOTIFY the sender of your receipt of this email. DO NOT review, copy, forward, or otherwise use the email and its attachments in any way. NOTICE: NO DUTIES ARE ASSUMED, INTENDED, OR IMPLIED BY THIS COMMUNICATION. If you have not executed a fee contract or an engagement letter, this communication does NOT represent you as your attorney.

On 5/22/2020 2:42 PM, Meads, Shari wrote:

Hi Bob,

I am so glad that these unfortunate times haven't dampened your excellent wit!

Don't worry about having your secretary send the documents, I will just do a quick run to the office to scan and upload them. The manager's due date for this project is Tuesday next week, so it will be easier for me to just take care of it.

The hearing is on the 6/18 DRB agenda. It will be noticed via postcard mailing to all owners and tenants within 600-feet of the project, a sign will be placed onsite within 10 days of the hearing, and a notice will be placed in the Press Democrat. I am hopeful that public participation will be as great as we saw at the ZA hearing. The applicant is the Sonoma County Community Development Commission so I do not know if the tenant who is going to lease the space (Octavio Diaz) will attend. I hope that he does and will let him know when is the meeting.

All you have to do is let me know (as you now have) that you want to do a mock meeting. Would either Friday June 5th or 12th work for you? I will reach out to the admin staff to see what time/date they are available. The admin staff essentially host the meeting and advance the visual presentation (as instructed by the presenter), mute and unmute participants etc. They will be the only person at the Chamber when the meeting is happening. The rest of us (including me) will attend the meeting remotely. We will not be visible. Our name however will show when we are speaking. At a mock meeting we will literally go through each of the steps that will happen the afternoon of the hearing. If you have a presentation please send it to me so that I can forward it to the admin team so that you are able to practice how that will work. I will be sure to have my PowerPoint available so you can see the process regardless. Note that you could join the zoom call via telephone and watch the meeting on your computer. Since we are not going to be seen, and the admin staff handles any visual presentations, you don't need a camera. If you join via the phone, there are still ways to "raise your hand" to participate, etc. and your audio would be heard when presenting. We can practice it however you would like.

 Reply all |  Delete | Junk | 



Kool-Aid and a hug actually sounds nice, ha!

Stay well,
Shari

From: Robert A. Nellessen <nellessen@sonic.net>
Sent: Friday, May 22, 2020 2:15 PM
To: Meads, Shari <SMeads@srcity.org>
Subject: [EXTERNAL] Re: Plaza Temporal Appeal

Hi Ms. Meads,

I am still trying to accomplish the Zooming. There was a good 1980s song by Tina Turner on the subject.

I do not have the Decl's handy. I will need to call my secretary from her shelter. What is your timing?

When is the proposed Design Review hearing? How will it be publicized? You remember that of the 2 dozen community members who spoke unanimously against the Pig Pen Bar, 85% were Hispanic. How will the speakers and participants be notified and invited to participate. What was the excuse for the "Applicant" not to be present? Did you ever receive one?

How and where is your "fellow planner doing a mock virtual meeting run through". How do we participate. I need to buy a camera/microphone as my computer monitor does not have those devices.

Will the CSR be providing computers and access to the marginalized but participants at the first meeting? Has the mystery "Applicant" modified the Pig Pen Bar proposal in recognition of the social distancing requirements? The recent inability of the County to control illegal assemblies at that location? Illegal side-shows and displays of speed?

If we are going to pretend that reality is irrelevant, why not just get together, hug, pass the County (kool-aid) bottle and agree that Roseland is the dumping ground for the County and CSR, no matter the community opposition.

Thanks, Bob

Robert A. Nellessen
Law Offices of Robert A. Nellessen
P.O. Box 409
Santa Rosa, California 95402-0409
Telephone: (707) 578-1200
Facsimile: (707) 578-5100

Reply all | ▾



Delete

Junk | ▾



This e-mail, including any attachments, is confidential and is intended for informational purposes only and is not intended to be the signature of the sender, binding the sender or The Law Office of Robert A. Nellessen, or any client of any contract or agreement under the Uniform Electronic Transactions Act or any

PRIVILEGE & CONFIDENTIALITY NOTICE

This email and all attachments are CONFIDENTIAL and intended SOLELY for the name identified in the "to," "cc" and "bcc" lines of this email. If you are not the receipt of this email and its attachments is the result of an inadvertent disclosure. If you have received this electronic mail in error, please notify the sender by replying to this electronic mail or by calling (707) 578-1200. Sender reserves the right to delete and destroy all copies of the email and its attachments, and to immediately NOTIFY the sender of your receipt of this email. DO NOT review, copy, or disseminate the email and its attachments in any way. NOTICE: NO DUTIES ARE ASSUMED, INTENDED BY THIS COMMUNICATION. If you have not executed a fee contract or an engagement does NOT represent you as your attorney.

On 5/22/2020 1:25 PM, Meads, Shari wrote:

Hello again Bob,

I am wondering if you can send me a digital version of the Written Declarations you and John provided at the Zoning Administrator public hearing? I want to attach them to the staff report. If you can't I will go in to the office and scan the physical copies, but it would be preferable to avoid that, ha!

I also wanted to let you know that one of my fellow planners is doing a mock virtual meeting run through with her applicants on the Friday prior to the item being heard. The admin staff will attend also so that everyone becomes comfortable with how to participate. I want to offer you the same. If you and John are interested, please let me know as soon as you can so that I can arrange it with the administrative staff.

Stay well,
Shari

Shari Meads | City Planner

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4665 | Fax (707) 543-3269 | smeads@srcity.org



Virus-free. www.avast.com

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

From: Robert Nellessen <nellessen@sonic.net>

Sent: Tuesday, June 02, 2020 10:46 AM

To: Kara Abelson <Kara.Abelson@sonoma-county.org>

Cc: Ali Ostello <Ali.Ostello@sonoma-county.org>; Aldo Mercado <Aldo.Mercado@sonoma-county.org>; Meads, Shari <SMeads@srcity.org>

Subject: Re: Paulsen et al v. MidPen Housing et al

EXTERNAL

Dear Ms. Abelson,

Yesterday Mr. Paulsen was advised of a planned Protest/Riot to occur at Roseland today. With little informal warning (nothing from the County or City to me or Mr. Paulsen) I was able to issue only a cursory letter to the City Attorney and County Counsel. Today Mr. Paulsen advised me of the following unacceptable and intolerable conduct tolerated on the County property. There must be an immediate acknowledgement and communication of a plan to minimize or eliminate misbehavior on the County property.

First, there is a large open air outdoor "bathroom" on the "Albertson's" concrete slab immediately adjacent to the Paulsen Roseland Village property. This putrid, completely unsanitary, urine and human feces strewn area was enabled when the County erected a "temporary" mural encouraging human defecation behind it on the property line.

This needs to be cleaned immediately. TODAY THE ACCESS TO THE DISEASE AND PESTILENCE VECTOR MUST BE CLOSED OFF. Obviously the stinking unsanitary condition would not be tolerated in the rest of Santa Rosa. Let us record how well the County is taking care of its property today as proof of how well it will care for its property tomorrow.

Second, The City and County know that the Albertson's slab is an attractive nuisance for regular auto side shows. Last night while the City Police were busy protecting the affluent, Roseland was abandoned. I personally called twice and "Dispatch" was "too busy" to worry about Roseland. This morning the fresh tire rubber was manifest. THE COUNTY MUST PROVIDE THE PRIVATE SECURITY PROMISED as proof that it really will care responsibly for its property.

Third, The County property has CONTINUOUSLY been used by unregulated food food vendors. THERE IS NO SANITATION, NO HAND WASHING OR PORTABLE BATHROOMS. Human excrement indiscriminately fouls the County

property. The County makes NO EFFORT WHATSOEVER to regulate the lack of social distancing or sanitation. SHAMEFUL

Mr. Paulsen is attempting to maintain a viable retail shopping center, providing goods and services to the Roseland community--despite the County and City transparent efforts to destroy his property and the community (unanimous opposition-as in every last speaker, 80% Hispanic!- futilely objected to the County/MidPen Pig Pen bar for example). Please tell me today so I can assure him that the County and City indifference will not continue.

Thank you, Robert Nellessen







