

DESIGN REVIEW BOARD MEETING JUNE 18, 2020

PROJECT NAME: PLAZA TEMPORAL – MITOTE FOOD PARK

City of Santa Rosa Plaza Temporal – Mitote Food Park: Staff Analysis

p. 13, ¶1: How many trash containers on site. Exact location and configuration. Who will pick up trash left on the adjoining CDC unfenced area? See Declaration of John Paulsen and Photos of CDC trash indifference.

p. 13, ¶4: What does “Transitional” mean in relation to alcohol service and security?

City of Santa Rosa Plaza Temporal – Mitote Food Park: Staff Analysis

Re: MidPen Housing December 10, 2019 letter from Kimberly J. Stephenson, Senior Project Manager to Shari Meads, City Planner:

Question 1: What exactly will be the dimensions of the access and traffic flow?

It is a moving target. The earlier Applicant response contained NO measurements. No discussion/analysis of access is possible without measurements. No measurements are provided. Why! Measurements are critical.

Question 2: The project is planned to have a ‘BAR’ and serve alcohol, what are the security measures provided?

Exactly? A minimum of two guards during all hard liquor service hours are required. Response is too vague to have ANY value. To make an intelligent decision you need number and time of security employment.

- What happens to security after 11 pm?
 - Who monitors rest of CDC property for trouble before and after 11 pm?
- Answers are necessary.

Question 3: What insurance will be required of the food trucks and BAR vendor?

What are the **exact** Insurance Terms?

The information needs to be answered BEFORE any intelligent decision can be reached. Who will monitor Insurance of visiting Trucks? Does the City of Santa Rosa intend to be the insurer of misbehavior on the CDC property.

Questions 4: What are the plans for garbage and debris generated by the food trucks and customers?

What about the rest of the CDC parking lot? People will park there.

Also, people will carry food to their car. Who monitors patrons leaving with alcohol and Food and creating debris whether early in morning, or arriving after 6 pm or 11 pm?

Question 5: What are the plans for sanitation needs generated by the food trucks and customers?

Question 6: What are the plans for human waste generated by the food trucks and customers?

Question 7: Will there be a responsible person continuously on-site during hours of operation to monitor the independent food trucks?

A 4' fence will not stop even a determined dachshund. How will it stop unacceptable human activity?

Question 8: How is the applicant going to prevent independent bicycle and home-based vendors from setting up around the Food Park during operating hours and at times when the Food Park is not in operation?

The CDC laissez faire attitude toward stewardship is demonstrated in the attached photos and narrative supplied by John Paulsen (in his Declaration) who has cared for his half of the shopping center since the early 1980's and before that with his father from the 1960's.

Question 9: Do plans show the layout of the food trucks, eating areas, proposed bar?

No, the Plans contain No dimensions internally or regarding the site, including access, or proximity to the fka Albertsons concrete. The parking contiguous to the Roseland Village Paulsen property also cannot be diminished. These are fatal Application omissions.

Question 10: Do plans include a traffic study identifying parking, ingress and egress, public safety of customers?

No. No Dimensions are provided to ensure continuing Deeded and historical Roseland Village patron and commercial vehicle access. The CDC/MidPen overall plan is to build market rate Residential units without meeting parking standards and admit reducing 270 historical and deeded parking to 70 spaces. How many existing parking spaces will be eliminated by this project. (again the subject of Recorded Reciprocal Easements, September 12, 1956.)

Question 11: What does the applicant propose for the sanitation and public restrooms for the project?

The Application projects 99 Patrons with sit down seating and an unlimited parking lot. Are 2 bathrooms adequate for 99 restaurant patrons. What are the City of Santa Rosa restaurant bathroom standards? Who will monitor number of entries/patrons onsite? Unanswered five (5) months later.

**Re: City of Santa Rosa Planning and Economic Development Draft Resolution
DR19-030**

3rd Bullet Point:

Blythe Administrator Claim: “The design and layout of the proposed development will not interfere with the use and **enjoyment of neighboring existing** or future developments...”

In fact, the Roseland Village construction (begun in 1956 in clear reliance on the recorded Reciprocal Easement for access and parking) will be directly and illegally damaged if the existing Roseland Village vehicular access of 27’ to and from the West Avenue signal and the existing parking allocations are not maintained.

If the Mitote location is on **any** of the existing concrete slabs/business footprints and Access and parking since 1956 is maintained, Roseland Village and John Paulsen will withdraw all objections to the design.

6th Bullet point:

Blythe Administrator Claim: “The Project will not be detrimental to the public health, safety, or welfare or materially injurious to the **properties or improvements in the vicinity**”...

In fact, the Roseland Village construction (begun in 1956 in clear reliance on the recorded Reciprocal Easement for access and parking) will be directly and illegally damaged if the existing Roseland Village vehicular access of 27’ to and from the West Avenue signal and the existing parking are not maintained.

Submitted by:

John Paulsen and Robert A. Nellessen