

# City of Santa Rosa



## Legislation Details

**File #:** 19-0295      **Version:** 3      **Name:** Roseland Village Tentative Map and Density Bonus  
**Type:** CC- Public Hearing      **Status:** Agenda Ready  
**File created:** 4/4/2019      **In control:** City Council  
**On agenda:** 6/25/2019      **Final action:**  
**Title:** PUBLIC HEARING - (CONTINUED FROM MAY 7 AND MAY 28th, 2019, REGULAR MEETING) ROSELAND VILLAGE MIXED USE PROJECT. APPEAL OF PLANNING COMMISSION ACTION ON THE TENTATIVE MAP AND DENSITY BONUS FOR THE PLANNED ROSELAND VILLAGE MIXED USE PROJECT LOCATED AT 665 & 883 SEBASTOPOL ROAD, SANTA ROSA ASSESSOR'S PARCEL NUMBERS 125-101-031 & 125-111-037. FILE NUMBER: PRJ17-075; MAJ17-006; DB19-001

**BACKGROUND:** On February 28, 2019, the Planning Commission approved the Roseland Village Tentative Map and Density Bonus by voting 6 ayes, 0 noes, and 1 absent. The Tentative Map would subdivide a 7.41-acre site into five lots, require subdivision infrastructure improvements, and establish public and private street circulation to accommodate the planned future development of three apartment buildings with 175 units, including 75 affordable units, a 25,000 square foot civic building, a 5,000 square foot market place, and a 1-acre public plaza. The Density Bonus allows a 34% increase in residential density and three incentives/concessions which allow phased development of the affordable units within a separate apartment building, and grant an 18 percent parking reduction. The planned Roseland Village Mixed Use project including Design Review of individual buildings and the plaza within Roseland Village will occur at a future date to be determined. The appeal asserts the Planning Commission's action is contrary to a private easement in that the approved Tentative Map eliminates access across the back of the neighboring Roseland Village Shopping Center; the Density Bonus allows housing units which is contrary to the private recorded easement and is against requirements affordable housing be incorporated within and constructed simultaneously; and the project will eliminate over 270 currently available parking spaces to 70 spaces. PRJ17-075; MAJ17-006, DB19-001.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council, by two resolutions, deny the appeal by Robert Paulsen and uphold the Planning Commission's action approving the Roseland Village Project Tentative Map and Density Bonus.

**Sponsors:** Planning and Economic Development, Planning Commission

**Indexes:** Exempt Project

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location Map, 4. Attachment 3 - General Plan & Zoning Map, 5. Attachment 4 - Appeal, 6. Attachment 5 - Appeal Supplemental Information, 7. Attachment 6 - PC Minutes, 8. Attachment 7 - PC Tentative Map Reso 11941, 9. Attachment 8 - PC Density Bonus Reso 11940, 10. Attachment 9 - Project Description, 11. Attachment 10 - Tentative Map, 12. Attachment 11 - Final Traffic Impact Study, 13. Attachment 12 - Public Comments, 14. Attachment 13 - County Counsel Legal Opinion, 15. Resolution 1 - Tentative Map, 16. Resolution 1 - Exhibit A - DAC Report, 17. Resolution 2 - Density Bonus, 18. Presentation, 19. Presentation-Applicant (Uploaded 6/25/19)

Date	Ver.	Action By	Action	Result
6/25/2019	3	City Council	to waive reading of the text and adopt	Pass
6/25/2019	3	City Council	to waive reading of the text and adopt	Pass
5/28/2019	2	City Council	continued the public hearing	

5/28/2019	3	City Council	continued the public hearing
5/7/2019	1	City Council	continued the public hearing