

CITY OF SANTA ROSA  
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
 STAFF REPORT FOR DESIGN REVIEW BOARD  
July 18, 2024

<b><u>PROJECT TITLE</u></b>	<b><u>APPLICANT</u></b>
Garden Square Mixed Use Project	MP Dhillon LLC
<b><u>ADDRESS/LOCATION</u></b>	<b><u>PROPERTY OWNER</u></b>
1910 Sebastopol Road	MP Dhillon LLC
<b><u>ASSESSOR'S PARCEL NUMBERS</u></b>	<b><u>FILE NUMBER</u></b>
125-031-054, 125-031-073,125-131-082, 125-031-083	DR23-039
<b><u>PROJECT SITE ZONING</u></b>	<b><u>GENERAL PLAN DESIGNATION</u></b>
CG (General Commercial)	Retail and Business Services
<b><u>APPLICATION DATE</u></b>	<b><u>APPLICATION COMPLETION DATE</u></b>
October 30, 2023	May 20, 2024
<b><u>PROJECT PLANNER</u></b>	<b><u>RECOMMENDATION</u></b>
Mike Janusek, AICP, Contract Planner	Provide comments and recommendations

**PROPOSAL**

The project proposes a mixed-use development consisting of a five-story building with 75 units and approximately 7,000 square feet of ground floor commercial space across four parcels totaling 1.74 acres. The current proposal includes 91 parking spaces through a combination of surface and tuck-under parking areas. The project site would also include private balconies and community open space on the second floor. The three existing commercial buildings on-site would be demolished.

**Attachments**

- Attachment 1 – Disclosure Form
- Attachment 2 – Design Concept Narrative
- Attachment 3 – Design Concept Plan Set
- Attachment 4 – Neighborhood Meeting Responses
- Attachment 5 – Applicant Presentation
- Attachment 6 – Public Comment Compilation