

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION

March 23, 2023

PROJECT TITLE

Tierra de Rosas fka Roseland Village
Neighborhood Center

APPLICANT

MidPen Housing Corporation

ADDRESS/LOCATION

665 and 883 Sebastopol Road

PROPERTY OWNER

Dave Kiff

ASSESSOR'S PARCEL NUMBER

125-111-037 and 125-101-031

FILE NUMBER

EXT22-0019

APPLICATION DATE

December 16, 2022

APPLICATION COMPLETION DATE

December 29, 2022

REQUESTED ENTITLEMENTS

Tentative Map Time Extension

FURTHER ACTIONS REQUIRED

N/A

PROJECT SITE ZONING

General Commercial (CG) and Multi-
Family Residential (R-3-18)

GENERAL PLAN DESIGNATION

Retail/Med Residential and Medium
Density Residential

PROJECT PLANNER

Christian Candelaria

RECOMMENDATION

Approval

For Planning Commission Meeting of: March 23, 2023

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR AND MEMBERS OF THE COMMISSION
FROM: CHRISTIAN CANDELARIA, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: TIERRA DE ROSAS TENTATIVE MAP TIME EXTENSION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a one-year time extension for the Tierra de Rosas Tentative Map to subdivide two parcels of approximately 7.41-acres into five lots.

EXECUTIVE SUMMARY

On June 25, 2019, the City Council (Council) approved the Tierra de Rosas project (Project), formerly known as Roseland Village Neighborhood Center, which included a tentative map and a density bonus to subdivide a 7.41-acre site into five lots. On September 29, 2020, Assembly Bill 1561 became effective, which automatically extended the expiration of all housing development entitlements issued and in effect prior to March 4, 2020, by eighteen months, extending the expiration date for the Tierra de Rosas Tentative Map to December 25, 2022.

The project before the Commission is the first of five potential one-year discretionary extensions. Approval of the requested extension would allow the applicant until December 25, 2023, to record the Final Map.

BACKGROUND

1. Project Description

The Applicant requests a tentative map extension for the future development of Tierra de Rosas. Approval of the Time Extension would extend the deadline to file the Final Map until December 25, 2023.

Tentative Map: The tentative map will establish the lot configuration, subdivision infrastructure, and street circulation needed to support the proposed phased and individual ownership, financing, development, and management of each lot or parcel. The lots are depicted in the following figure and their acreage and future use are listed in the following table.

The submitted tentative map shows subdivision infrastructure including water, sewer, and storm drains will be developed to support planned mixed-use development within the project site. West Avenue will extend north through the site and is designed to serve as the public road and service corridor that will support future development on the vacant land north of the Joe Rodota Trail. The side roads –Street A, Street B, and Street C – will provide circulation between uses within the project site as well as access to the commercial uses on the Paulsen property to the east and the private access road – D Street – that serves commercial properties to the west.

Proposed sidewalk improvements throughout the project site and West Avenue will create a direct public access link between Sebastopol Road, the Joe Rodota Trail, and the Paulsen property to the east. The proposed one-acre plaza located along the Sebastopol Road street frontage will be open to the public and serve as the Roseland community-gathering hub.

Roseland Village Neighborhood Center		
Lot	Acres	Planned Future Use
1	1.53	One Apartment Building - Affordable Housing – 75 Units (Casa Roseland)
2	2.10	Two Apartment Buildings - Market Rate Housing with ground floor Retail – 175 Units
3	0.35	Civic Building
4	0.22	Mercado Food Hall
A	0.86	Public Plaza (Plaza Temporal)

2. Project Timeline

The master development known as Tierra de Rosas (formerly known as Roseland Village Neighborhood Center) will be developed in phases. The first phase established the Plaza Temporal, known as Mitote Food Park, which is currently operating. The second phase is expected to start in Fall 2023 after the demolition of the existing single-story commercial structures (former Dollar Tree

store and former hardware store). The backbone infrastructure and streets are expected to start in September 2023 and end in Fall 2024. At the end of this phase, the Plaza Permanente (Parcel A) will be installed to replace the Plaza Temporal. The affordable housing on Lot 1, Casa Roseland, is also expected to start construction in September 2023 and complete in early 2025. Once the infrastructure work is complete, the final phases of the Tierra de Rosas master development will include the Market Rate Apartments (Lot 2), as well as the Civic Building (Lot 3) and the Mercado (Lot 4) as these are funded or sold for development.

3. Surrounding Land Uses

North: Joe Rodota Trail/Highway 12 Corridor
South: Commercial retail and restaurants
East: Commercial retail and restaurants (eastern half of Roseland Village Neighborhood Center; Paulsen Property)
West: Restaurant/gas station/industrial uses

The project site is surrounded on three sides by developed properties of differing uses and intensities primarily featuring single-story commercial development and commercial uses such as retail and restaurants. The Joe Rodota trail borders the project site immediately to the north. The nearest residential uses can be found approximately 250 feet south of the project site. Industrial uses and outdoor storage areas can be found further afield to the west of the project site on the north side of Sebastopol Road.

4. Existing Land Use – Project Site

The 7.41-acre project site was annexed into the City in November 2017 and is comprised of two parcels owned by the Sonoma County Community Development Commission (CDC) and MidPen. The CDC-owned parcel (665 Sebastopol Road/APN125-111-037) is a 6.81-acre property, which is flat and has an overall slope from north to south. It is the western half of the Roseland Village Neighborhood Center. A single-story commercial retail building stands on the site and is currently occupied by a retailer and the Mitote Food Park.

The other parcel (883 Sebastopol Road/APN 125-101-031) is a 0.60-acre property owned by MidPen. This parcel lies on the west side of the CDC parcel and is also a flat site. It is developed with a vacant commercial building and a parking lot.

5. Project History

Below is the project history from the Planning Commission approval of the Tentative Map in 2019 through the application for a time extension (see attachment 11 for history prior to 2019):

On February 28, 2019, the Planning Commission approved, by resolutions, the proposed tentative map, MAJ17-006, and density bonus, DB19-030, by a vote of 5 ayes, 0 noes, and 2 absent. (PRJ17-075)

On March 7, 2019, an appeal was filed with the City Clerk's Office regarding the recorded reciprocal access and parking easement over Roseland Village Neighborhood Center.

On June 25, 2019, City Council denied the appeal and upheld the Planning Commission's approval for DB19-030 and MAJ17-006 (PRJ17-075).

On October 3, 2019, the applicant submitted an application for Improvement Plans and a Final Map (ENG19-011).

On January 16, 2020, at a requested Public Hearing, the Zoning Administrator approved the Mitote Food Park (DR19-030) as the first Phase of the Roseland Village Neighborhood Center. The Mitote Food Park is to be later replaced by the .82-acre Public Plaza and the 5,000-square-foot Market.

On January 23, 2020, an appeal was filed with the City Clerk's Office regarding the recorded reciprocal access and parking easement over Roseland Village Neighborhood Center.

On June 18, 2020, the Design Review Board denied the appeal and upheld the approval for DR19-030 for the Mitote Food Park.

On June 1, 2021, the Zoning Administrator approved the Minor Design Review for Casa Roseland (DR21-001).

On June 10, 2021, an appeal was filed with the City Clerk's Office regarding the recorded reciprocal access and parking easement over Roseland Village Neighborhood Center.

On August 3, 2021, City Council denied the appeal and upheld the Zoning Administrator's approval of DR21-001.

On August 29, 2022, the Applicant submitted an application for Building Permits to construct 75 affordable housing units as part of Casa Roseland and for the grading and site work for the location.

On August 30, 2022, the Applicant submitted an application for Minor Design review for the Tierra de Rosas .82-acre Public Plaza.

On December 16, 2022, the Applicant submitted an application for the extension of the Tentative Map (EXT22-0019) prior to its expiration.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The entire site is located within the Roseland Priority Development Area. The CDC parcel is designated Retail & Business Services and Medium-Density Residential (8-18 du/ac) and denoted by the General Plan land use map as an Existing Community Shopping Center site. This mixed-use designation is applied where higher-density development is sought for investment, new homes, and job growth. The MidPen site is designated Medium Density Residential (8-18 du/ac) where higher residential density development is sought.

The Planning Commission and City Council found the project to advance several goals of the General Plan in that it demonstrated a well-designed compact mixed-use development on the Sebastopol Road Corridor and Roseland Priority Development Area with higher-density residential that included low-income and market-rate housing options and commercial development that provides residents, workers, and visitors with increased access to public transit, pedestrian facilities, and bicycle routes.

2. Zoning

The project site is split between two zoning districts. The larger CDC parcel is zoned General Commercial (CG); the smaller MidPen parcel is zoned R-3-18. (Multiple Family Residential, 18 du/ac).

Zoning for surrounding properties includes:

- North: General Commercial (CG) zoning district
- South: General Commercial (CG) zoning district
- East: General Commercial (CG) zoning district
- West: R-3-18 (Multi-family Residential) zoning district.

Lot Size: The Zoning Code does not provide for a specific lot size minimum or maximum in the CG zoning district. Alternatively, the Zoning Code allows for the CG lot size to be determined via the tentative map process based on factors such as characteristics of the site and surroundings and environmental constraints. Most of Lot 1 and all of Lots 2, 3, and 4, and Parcel A are located in the CG-zoned portion of the project site. The Planning Commission and City Council found that the proposed lot sizes are adequate to house the respective development planned for each site with no environmental constraints.

Approximately 0.6 acres of the 1.53-acre Lot 1 will be in the R-3-18 zoning district. The minimum lot size in R-3-18 is 6,000 square feet for interior lots and 7,000 square feet for corner lots. Proposed Lot 1 is consistent with the minimum lot size requirements of the R-3-18 zoning district.

Lot Width: The CG zoning district does not have minimum lot dimensions, while the R-3-18 Zoning District has a minimum lot width requirement of 80 feet for interior lots and 90 feet for corner lots. The project will comply with these dimensional requirements.

3. Neighborhood Comments

As of the time of this writing, no comments have been received in relation to the proposed Time Extension.

4. Public Improvements/On-site Improvements

The Development Advisory Committee (DAC) reviewed the requested tentative map and issued its report recommending the tentative map be approved subject to conditions. The subdivision improvements are listed on the attached DAC Report (January 3, 2019, revised February 20, 2019) and the attached Exhibit A dated February 10, 2023.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The project is consistent with the Roseland Area/Sebastopol Road Specific Plan. On November 2016, the City Council, concurrent with the adoption of the Roseland Area/Sebastopol Road Specific Plan, certified the Roseland Area/Sebastopol Road Specific Plan EIR (SCH 2016012030). The density, design, and infrastructure plan under the proposed project is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the Specific Plan. No special circumstances or potential new impacts related to the Project has been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Specific Plan EIR. The Specific Plan EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject property.

Pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more

severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration.

No changes in the project are proposed in connection with this time extension; there have been no changes in circumstances resulting in new or more severe impacts; and there is no new information indicating that the project will have one or more significant effects not discussed in the previous negative declaration. Therefore, further environmental review is not required.

The proposed project is also statutorily exempt from CEQA pursuant to CEQA Guidelines section 15182 and Government Code section 65457 which applies to land subdivisions for residential, commercial and mixed use projects that are consistent with a specific plan for which an EIR was prepared.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On June 19, 2019, the City Council approved the Tentative Map and Density Bonus.

This one-year extension request has not been reviewed by any additional review authorities.

NOTIFICATION

The project was noticed as a public hearing pursuant to the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

ISSUES

None.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Project Description
- Attachment 5: Approved Tentative Map and Development Plan, dated February 2019
- Attachment 6: Tentative Map Resolution – City Council RES-2019-085
- Attachment 7: Density Bonus Resolution – City Council RES-2019-086
- Attachment 8: Final Traffic Impact Study
- Attachment 9: Mitote Food Park DRB RESOLUTION 20-1009
- Attachment 10: Casa Roseland Resolution – City Council RES-2021-138

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Attachment 11: Staff Report – 2019-06-25 City Council

Resolution
Exhibit A and DAC Report

CONTACT

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