

Garden Square Apartments Mixed Use

Concept Design Review

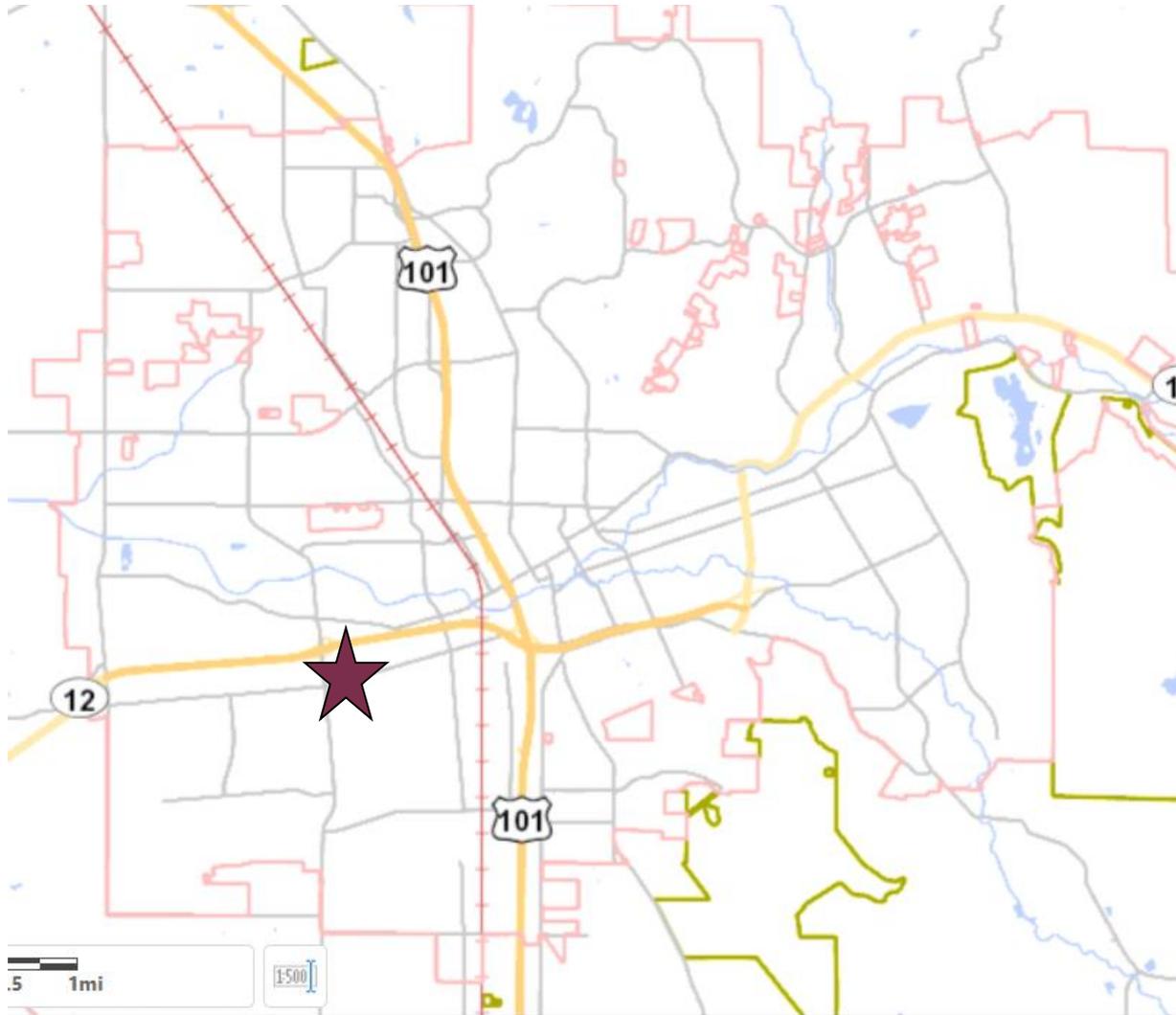


1910 Sebastopol Road

July 18, 2024

Mike Janusek, AICP, Contract Planner
Planning and Economic Development

Project Location



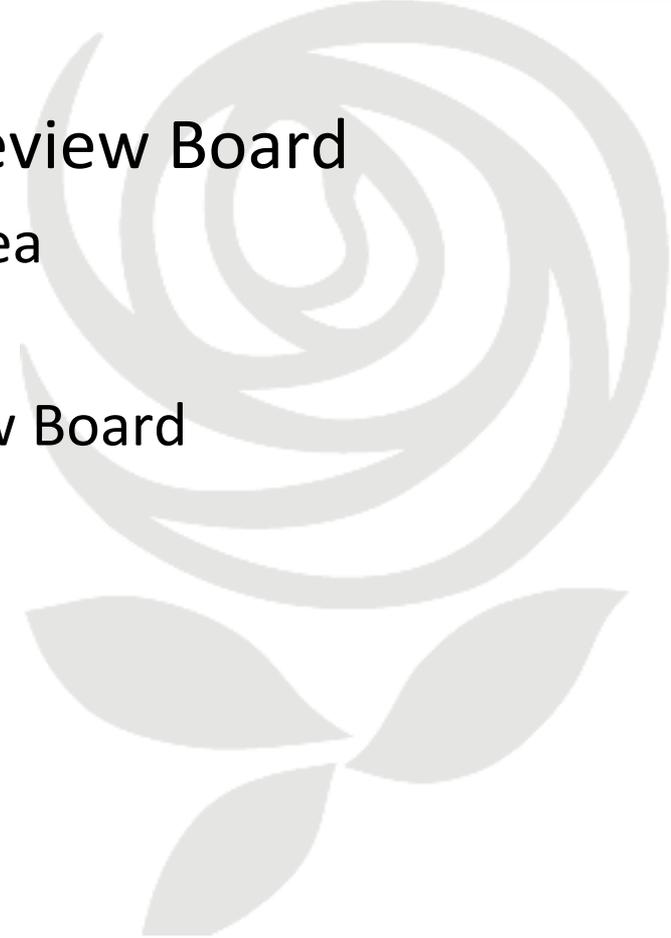
Neighborhood Context

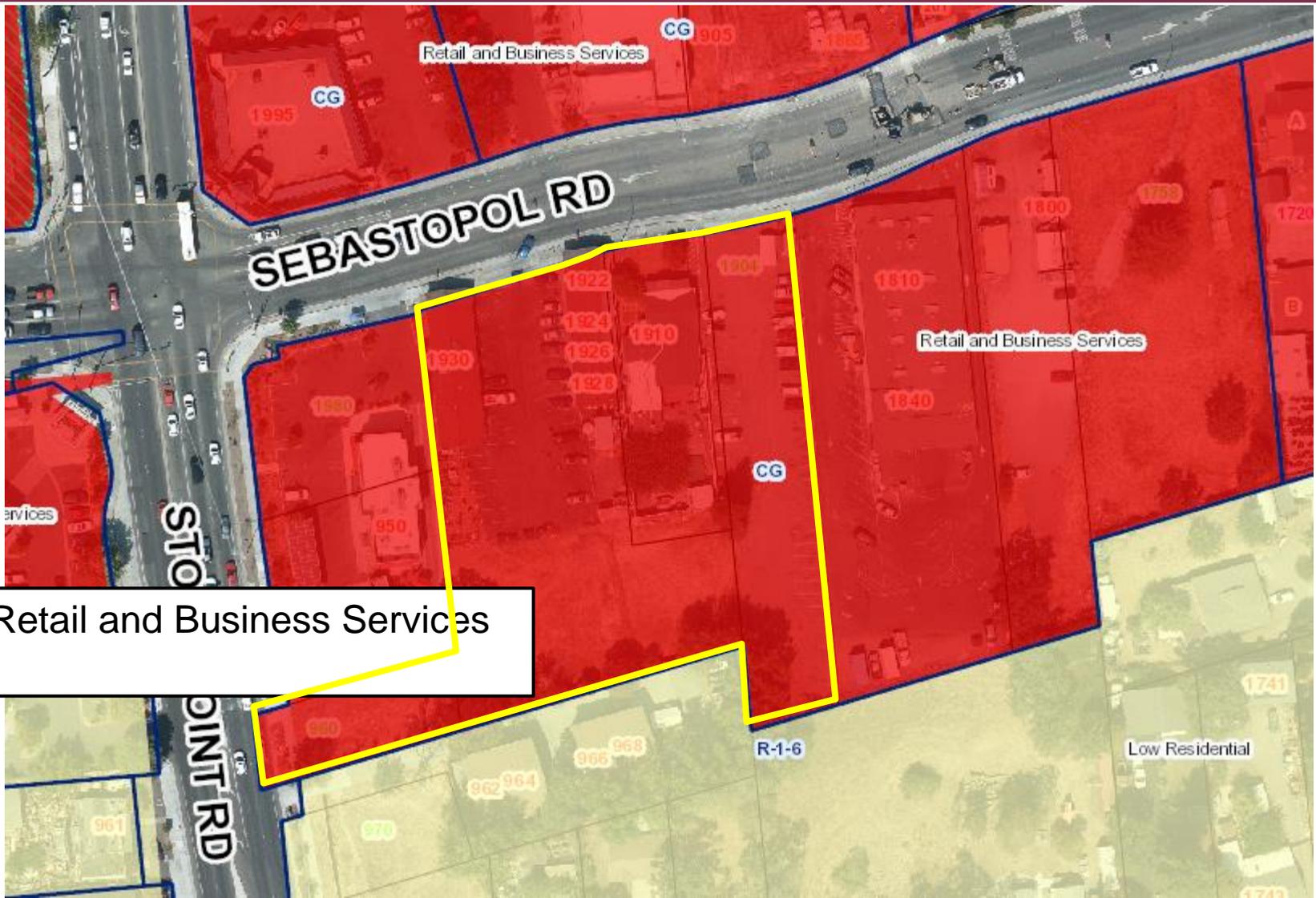




- Construction of an 75-unit, 5-story mixed use building on a 1.74-acre site
- Three existing commercial buildings would be demolished
- Site improvements:
 - 91 parking spaces through surface and tuck-under
 - Approximately 7,000 square feet of ground floor commercial
 - Private balconies
 - Roof terrace

- Major Design Review with Design Review Board
 - Site is within Roseland Specific Plan Area
 - Provide direction for applicant
 - Project will return to the Design Review Board





Land Use: Retail and Business Services
Zoning: CG

Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

Recommendation

- The Planning and Economic Development Department recommends that the Design Review Board provide comments on the Garden Square Mixed Use Project.

