

# Tierra de Rosas Public Plaza

DR22-041

665 and 883 Sebastopol Road

February 6, 2025

Kristinae Toomians, Senior Planner  
Planning and Economic Development

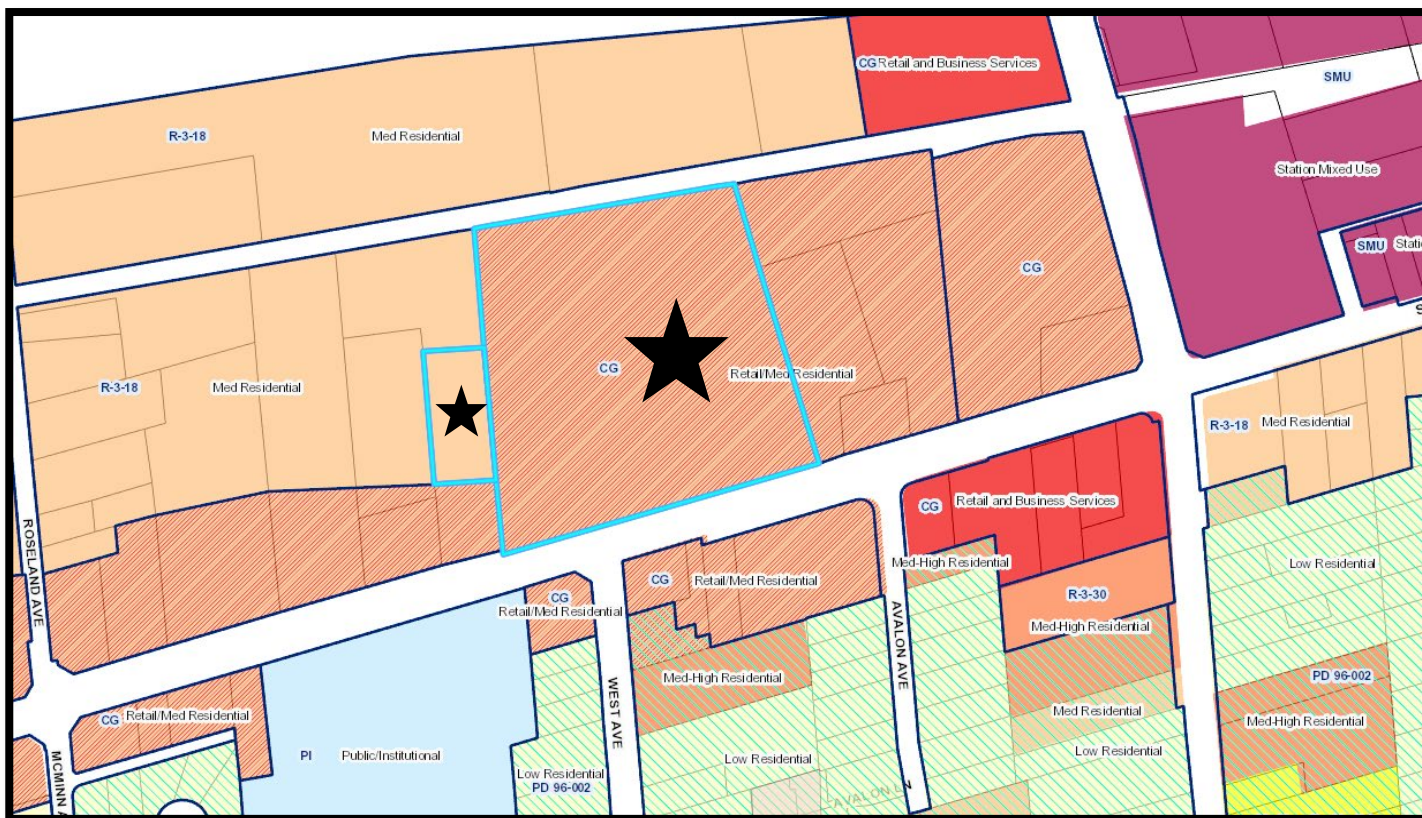
# Project Location

## 665 & 883 Sebastopol Road



**Zoning:** R-3-18 & CG

**General Plan:** Med Residential & Retail/Med Residential  
**Roseland Area/Sebastopol Road Specific Plan**



## Project Description

Request for Minor Design Review for a 1.01 acre privately maintained park that will serve as an outdoor public gathering place for the community and will be part of the master development for Tierra de Rosas.

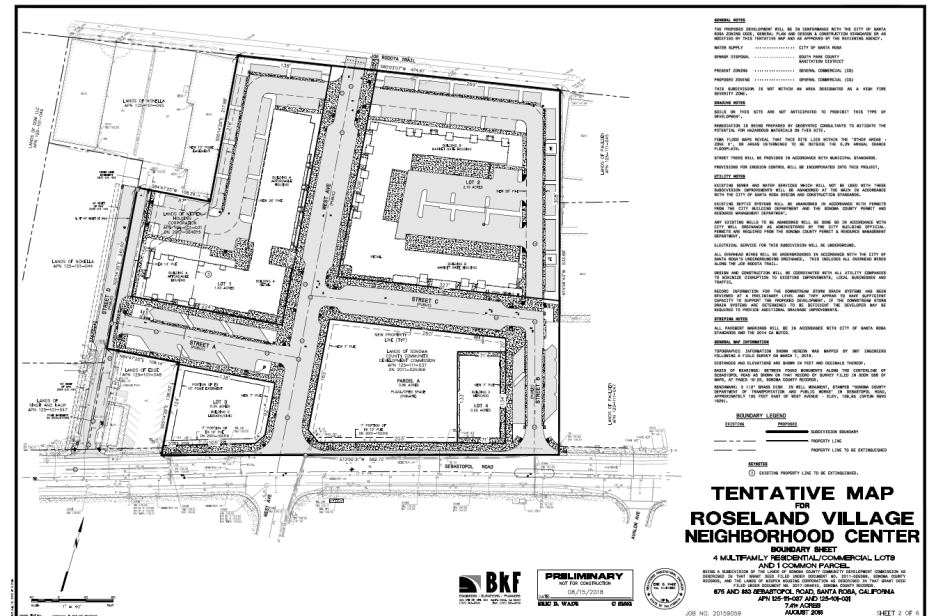




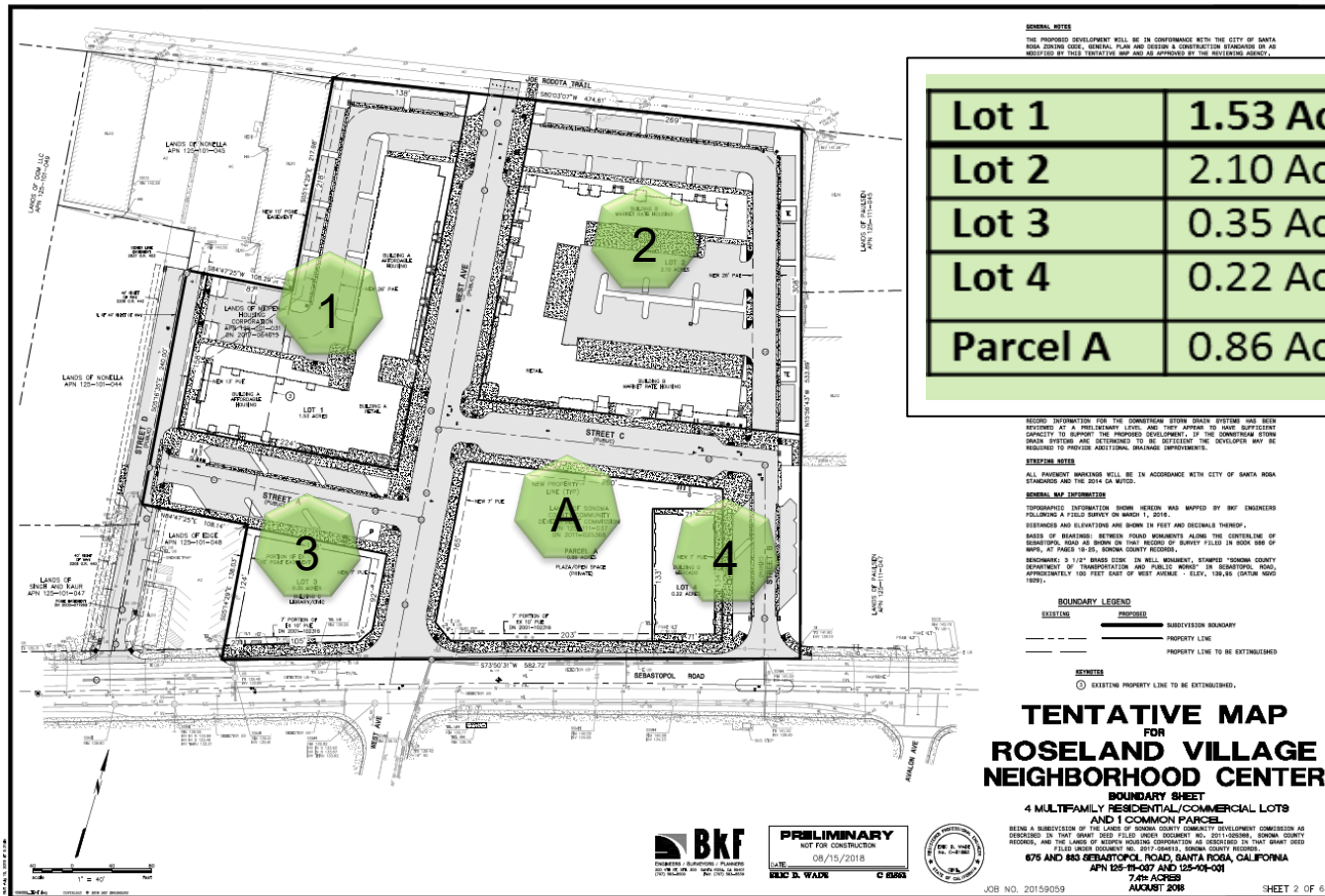
# Tierra de Rosas

(formerly known as Roseland Village) was approved to subdivide two parcels, totaling 7.41-acres, into a project site consisting of five lots, with entitlements to include:

- Density bonus and parking reduction
- Development of a 75 affordable unit affordable multi-family housing project
- 100-unit market rate housing project
- 25,000 square foot civic building
- 5,000 square foot marketplace and 0.86-acre public plaza



# Approved Tentative Map



- On February 28, 2019, the Planning Commission approved the tentative map and density bonus.
- 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.

- On January 16, 2020, the Zoning Administrator approved the Plaza Temporal - Mitote Food Park as the first phase of the Roseland Village Neighborhood Center.
- 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 an appeal and upheld the Zoning Administrator's approval of a Minor Design Review of the Plaza Temporal Mitote Food Park.

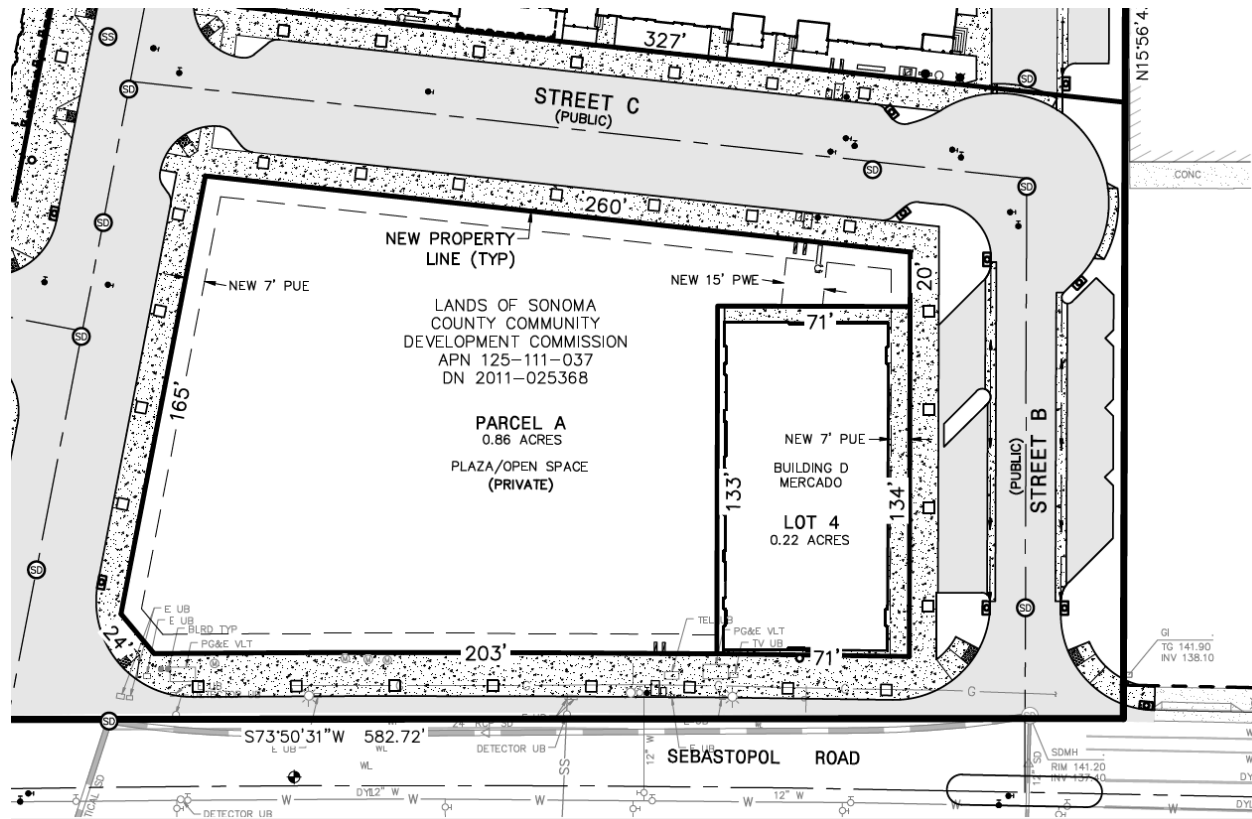


- On August 30, 2022, the Applicant applied for Minor Design Review for the Tierra de Rosas 1.01-acre Public Plaza.

- On March 23, 2023, the Planning Commission approved the one-year time extension for the Tentative Map.
- On March 30, 2023, an appeal was filed with the City Clerk regarding the circulation and parking agreement with the easterly neighboring property.
- On July 11, 2023, the City Council denied the appeal and approved the one-year time extension for the tentative map.

- On November 21, 2024, the Zoning Administrator granted Minor Design Review for the Tierra de Rosas Public Plaza.
- On December 2, 2024, John Paulsen filed a timely appeal of the Zoning Administrator's decision.

# Approved Tentative Map



# DESIGN REVIEW RESUBMITTAL // TIERRA DE ROSAS PLAZA SEPT 2024

IN THE CITY OF SANTA ROSA  
SEBASTOPOL ROAD (665, 883)  
APN 125-111-037 AND 125-101-031  
PLP OR MJP FILE NO. #####

## PROJECT DESCRIPTION

The one-acre public Plaza is part of the master development Tierra De Rosas. The Plaza will serve as an important connector to the neighborhood that will serve as a public gathering place for the community. The Plaza will be open to the public to use for recreation, as a meeting place, and for entertainment. The public Plaza will include shaded seating areas, shade trees, and drought resistant open lawn space. The Plaza will add green space and sustainable features to the Roseland neighborhood.

City of Santa Rosa

SEP 24/2022

Planning & Economic  
Development Department

## AERIAL MAP (NOT TO SCALE)



## SHEET INDEX

SHEET #	SHEET NAME/DESCRIPTION
L0	COVER SHEET
L1	BIRDSEYE SITE PHOTOS
L2	SITE LANDSCAPE PLAN
L3	SITE SECTIONS
L4	CONCEPTUAL PLAY ELEMENTS
L5	CONCEPTUAL LIGHTING
L6	PLANT LIST & IRRIGATION CONCEPT
C1	PROJECT INFORMATION
C2	SITE IMPROVEMENT PLAN

## SITE PHOTOS







VIEW TO NE



VIEW TO NW



VIEW TO SW



VIEW TO SE







## LEGEND

- (A) Streetscape/Public Improvements
- (B) Bicycle Racks (14 spaces)
- (C) Sculptural Play Element - Fall Surfacing
- (D) Children's Play Area - Fall Surfacing
- (E) Tot Playhouse Area - No Fall Surfacing
- (F) Play Musical Instruments - No Fall Surfacing
- (G) Picnic/Market Area with Flexible Seating
- (H) Imaginative Gardens + Benches
- (I) 14x20 Performance Plinth
- (J) Bicycle Racks (12 spaces)
- (K) Landscape Gardens with Trees
- (L) Large Shade Trees
- (M) Turf Playfield
- (N) Underground Stormwater Storage & Partial Irrigation Supply
- (O) Restroom Container (to remain from food park)
- (P) Landscape Area with Low Fencing
- (Q) Cornhole Game Opportunity in Lawn
- (R) Accessible Bi-Level Drinking Fountain
- \* Pole Light - 16ft ht. - see L5 for fixture
- ... Catenary Lights - see L5 for fixture
- \* City Street Light - see Public Improvement Plans



## CHARACTER IMAGES



Playhouse for 2-5, No Fall Surfacing Required



Low Fencing to border play areas at street



Bicycle Racks



Play Element - Sculptural/Artistic Climbing Structure



Concrete Cornhole Sets



Market Area with Flexible Seating



Colorful Classic Benches



Park Character



Open Lawn



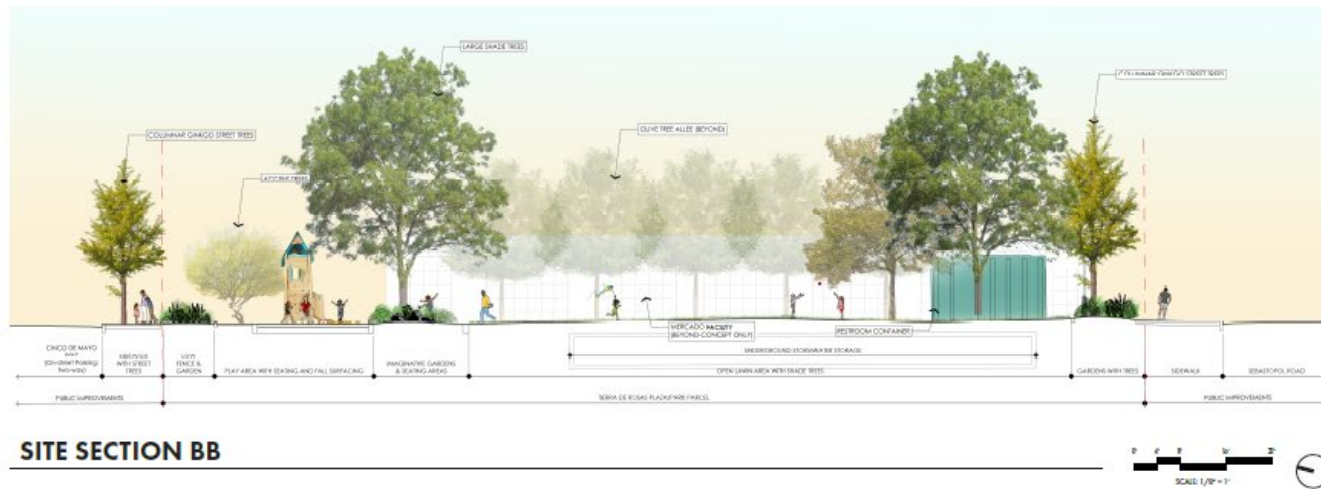
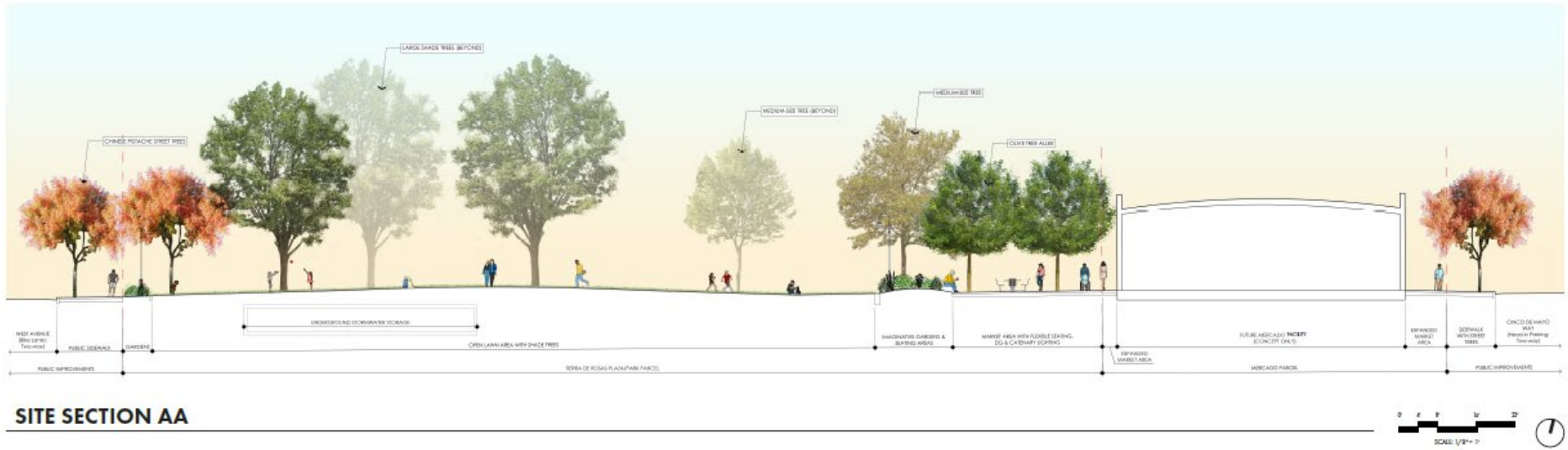
Open Areas for Markets/Events

## PROJECT SUMMARY - PARK CREDIT

43,823 sq ft/1.01 acre Park Parcel (see blue dash line)

Game Court Area - 0.05 acres required - 0.02 provided  
 Children's Play Area - 0.05 acres required - 0.10 provided  
 Family Picnic Area - 0.05 acres required - 0.10 provided  
 Turf Playfield - 0.25 acres required - 0.36 provided  
 Landscape Park - 0.25 acres required - 0.32 provided  
 Circulation and Hardscape - 0.13 acres







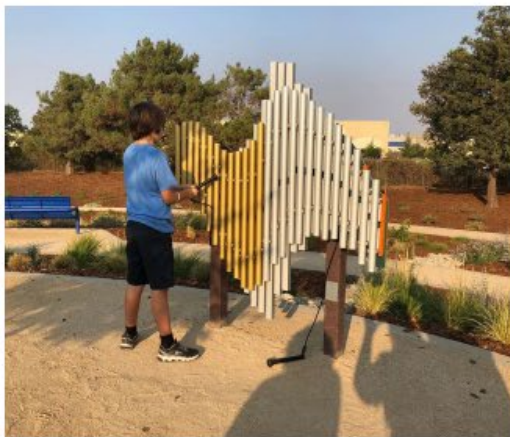
## MUSICAL EQUIPMENT



MODEL: Emperor Chimes  
MFR: Goric  
AGE: 2+



MODEL: Bable Drums  
MFR: Goric  
AGE: 2+



MODEL: Symphony Freechimes  
MFR: Goric  
AGE: 2+

## PLAY EQUIPMENT



MODEL: Jax  
MFR: Miracle Play  
AGE: 2-12



MODEL: Multideck Tower with Slide and Banister Bars  
MFR: Komapn  
AGE: 5-12

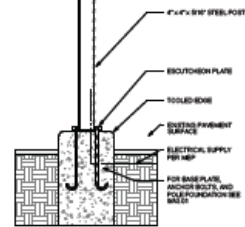
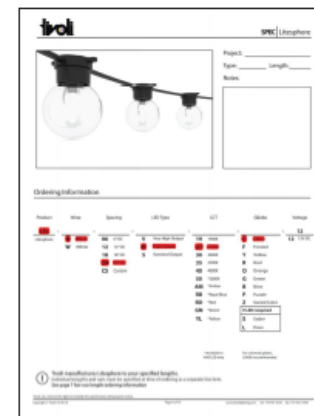
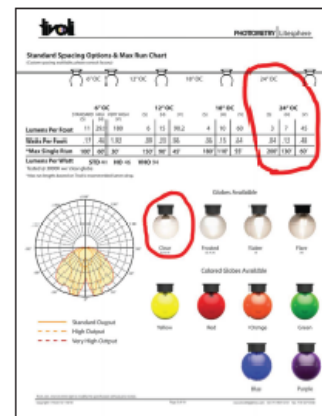
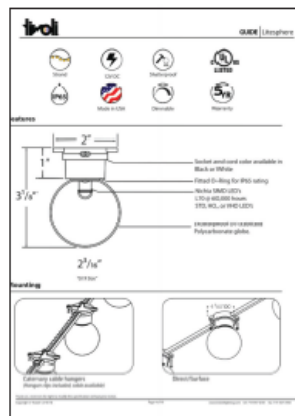
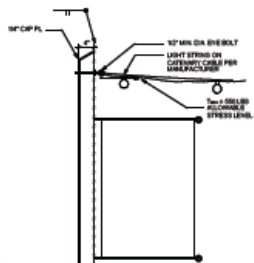


MODEL: Village Shop  
MFR: Kompan  
AGE: 2+



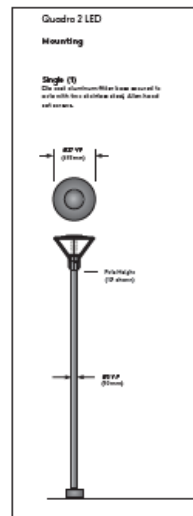
MODEL: Half Ball  
MFR: Goric  
AGE: 2+

CATENARY LIGHTING - REUSED FROM MITOTE FOOD PARK

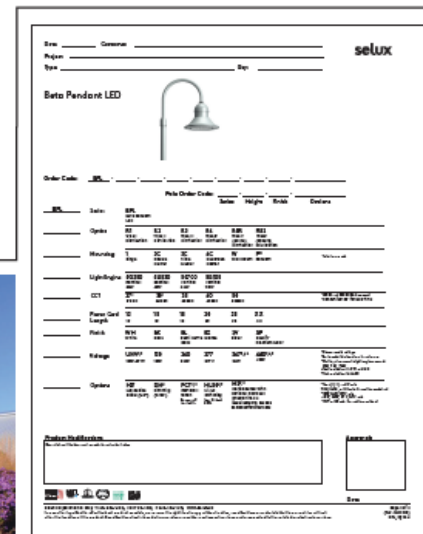


3 CATENARY LIGHTS POST  
SCALE 1" = 10'

POLE LIGHT Opt 1 - SELUX QUADRO 2



POLE LIGHT Opt 2 - SELUX BETA



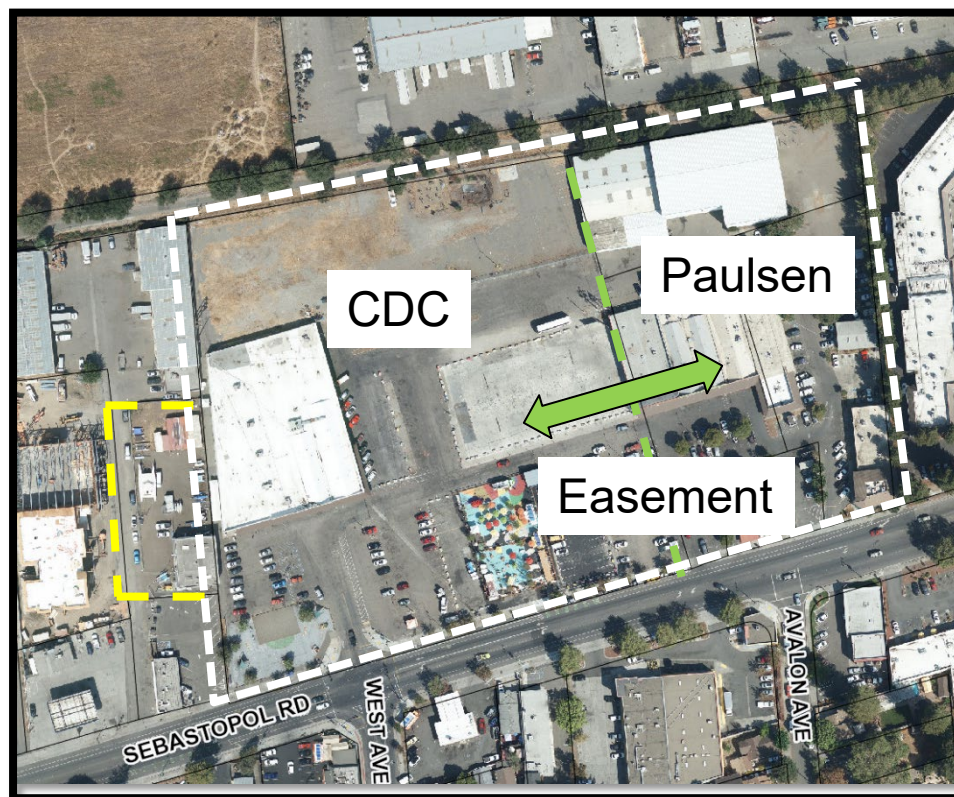


**Appeal Statement: The Project violates a recorded easement for parking and circulation.**

Roseland Village Shopping Center built in 1954 by the two owners, including Robert Paulsen's father.

The private easement was established in 1956 to allow shared access and parking within the Center.

Driveway alignment and parking location number not specified.

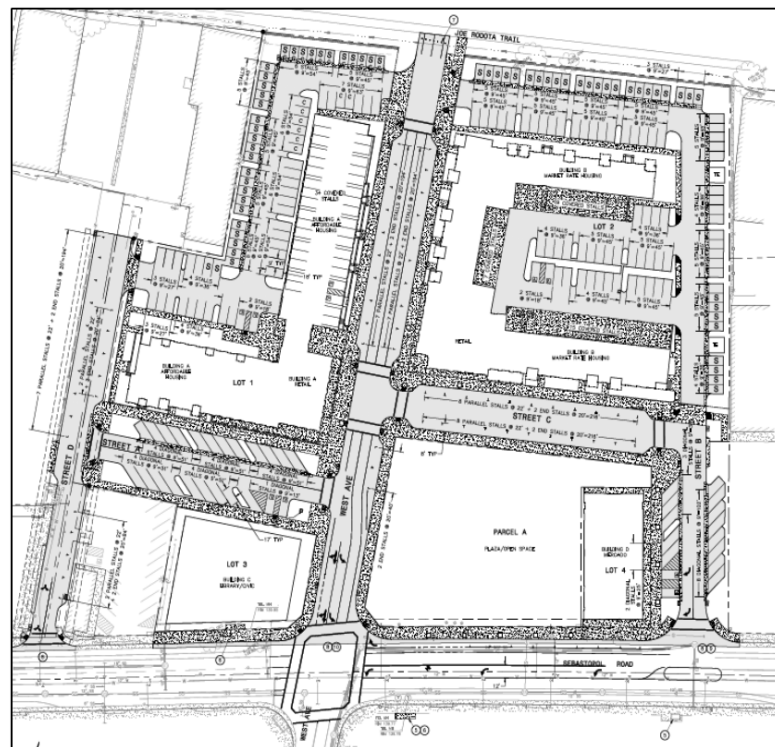


# Project Appeal

The easement grants reciprocal rights to driveways and parking “which presently exist or will be developed hereafter” for “proper purposes” connected with the operation of the Center.

The proposed mixed-use project, including the residential land use, is a proper purpose related to Center. There is no expressed restriction on use.

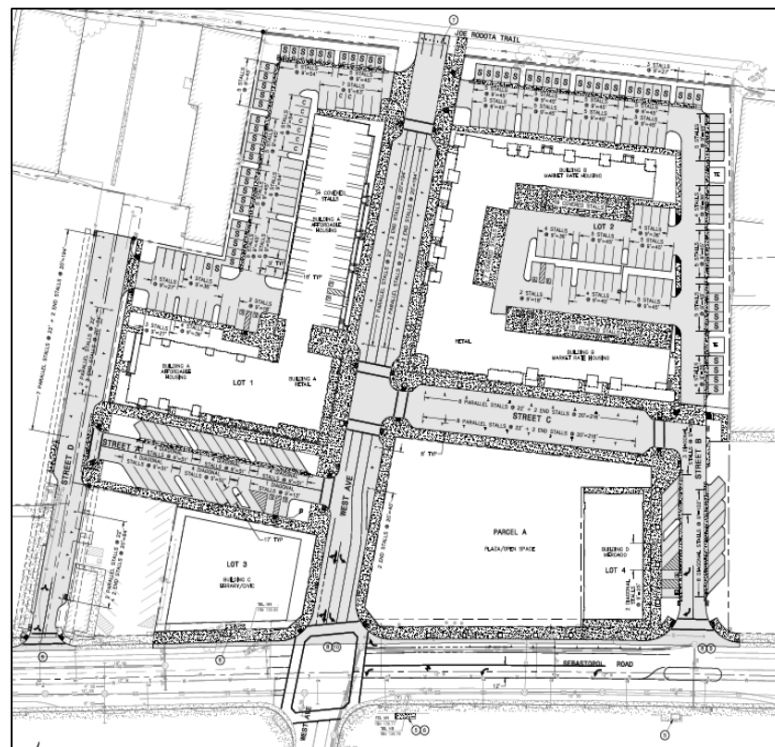
Subdivision circulation maintains existing driveway alignment between properties as well as access to the circulation and parking on the CDC property.



# Project Appeal

The recorded easement does not specify the number of parking spaces, nor does it describe the location of shared parking spaces that must be maintained or offered on either property.

Patrons of uses located on the Paulsen side of the Center will continue to have access to the streets and parking spaces on the CDC Property.



# Environmental Review

## California Environmental Quality Act (CEQA)

### Two Applicable CEQA Exemptions

Pursuant to CEQA Guidelines Section 15183, the Project was determined to be exempt from further review pursuant to CEQA Guidelines section 15183.

Pursuant to CEQA Guidelines Section 15182, the density, design, and infrastructure planned 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

- Consistent Land use and design.
- No particular effects or site conditions.
- No unanalyzed impacts.



# Environmental Review

## California Environmental Quality Act (CEQA)

- 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.



It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, deny the appeal and grant the Minor Design Review for the Tierra de Rosas Public Plaza, a 1.01 acre privately maintained park that is part of the master development for Tierra de Rosas (formerly known as Roseland Village).

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