

## **ADDRESS TO CITY COUNCIL**

Members of the City Council, my name is John Paulsen. I am the owner of Roseland Village Shopping Center, which is located to the East of the CDC/MidPen property. I am here appealing the MidPen Tentative Map Extension approved by the Planning Commission. In fact, I have attended all of the CDC/MidPen Stearing/Community Meetings, Planning and City Council meetings, as well as Sonoma County Planning and Board of Supervisors meetings where I have voiced my Opposition to CDC/MidPen's plans and tentative maps. There plans ignore and destroys my property's and more importantly my tenant's historical and recorded easement right to have their patrons park on CDC parking area.

*[All of my concerns have been ignored by the CDC and MidPen building of affordable housing which will eliminate Paulsen's recorded easement access to 272 Parking Spaces and traffic circulation. Thus destroying the 14 Hispanic businesses,...who cares?... CDC/MidPen don't care.]*

MidPen's traffic study clearly states that there won't be enough parking spaces on their site just for what has been approved on their tentative map not counting my tenants' needs. Their tentative map even gives away Land that I have a Parking Easement over to the City of Santa Rosa for city streets. Do Recorded Easements matter? When you are the County and MidPen can you just run over and destroy anyone in your way?

Additionally, MidPen's plans of market rate apartments eliminates circulation of Truck access around and through my parcel for delivers to the food market and other businesses that just like other shopping centers take their deliveries of goods and supplies at the back of their store.

I would like the City Council Members to step into my shoes just for a minute.

Just imagine before you were born your parents started assembling land totaling 12 acres that would become the site of the future Roseland Village Shopping Center. The first shopping center in Sonoma County. Not having enough money to build a shopping center, your Father had to

sell 7 acres to Hugh Coddington at a huge discount with the agreement that Coddington would build the anchor tenant, Pam Market, other buildings, pave the 7 acres, and create 272 parking spaces that would be used by both my Father, Coddington and tenants of the shopping center -- to be mutually beneficial to both. Additionally, Coddington and your Father agreed to this arrangement and signed and recorded an Easement so that the parking, and traffic circulation that was established by the building that were built and have remained in their same location since the 1950s (until CDC demolished them) and this Recorded Easement stated that the shopping center would remain a shopping center.

Our property has not changed ownership while the Coddington's 7 acres has changed hands. Each owner has honored the recorded Easement. In fact, prior to the CDC's purchasing the property the Leases even stated that tenants would not violate the Recorded Easement. When the CDC was in escrow to purchase this property, Kathleen Kane acknowledged and initialed on the Preliminary Title Report, the Easement,

noting "Paulsens Parking." Yet CDC/MidPen ignored and pushed ahead with Sonoma County and now the City of Santa Rosa blessing these plans.

Yes, if you uphold the Planning Commission's extension of CDC/MidPen's Tentative Map you will be destroying 14 Hispanic Businesses that have relied on parking for their customers.

MidPen's plans need to change. I'm not opposed to affordable housing, I am opposed to the CDC and MidPen running over and ignoring property owner's Recorded Easement. Property owners have rights, too!

City Council Members your vote affects me and my tenants. Don't kid yourselves. Someday, a county or city could do this to you.

## Notes of RAN re: Appeal to City of Santa Rosa City Council

### 1. Parking Requirements for 175 housing units

175 housing units (2 & 3 bedroom) with approximately 175 reserved and 30 “public” parking spaces violates every understanding of human experience and common sense. Not only are you being asked to ignore the clear and historically honored parking easement, but every iota of your civic and quasi professional obligation to act for the good of Santa Rosa.

### 2. Traffic Circulation and Parking Requirements

Traffic has increased on Sebastopol Road by at least 10% since the last Traffic Study concluded. The CDC’s development Parking and circulation requirements were not being met even by the City’s non-standards. It is hilarious that you think putting the MidPen development smack across the dedicated Access and parking and shoehorning human beings like hamsters into clown car parking space allotments is good for Santa Rosa. You are destroying a neighborhood and expecting the putrefaction not to damage the entire area. You cannot take Mr. Paulsen’s property – access and parking without compensation. You want it – buy it. Fair Market Value. Not \$50,000.

3. Safe evacuation of Roseland – impossible from/on Sebastopol Road or Dutton Avenue. If there is any manmade or natural disaster – abandon all hope.

4. The County bought the Baugh/Codding property knowing of the massive soil underground contamination. When Mitote began excavating after opening for food service the stench of hydrocarbons was overwhelming. The RWQCB has no record of proper testing before or during transport. This means someone is – I am told by experts – is in violation of Federal Laws, likely at the felony level.

The RWQCB is aware of contamination at high levels from multiple contaminants. Why the City wants to turn a toxic dump into Residential use with disturbed and now exposed contaminated soil and chemicals is, again, incomprehensible. That is, the City of Santa Rosa does have the alternative option to provide people of color with the same clean air and soil that Santa Rosa's white population enjoys outside Roseland. Like on Chanate Road, heaven forbid.

The recent Santa Maria Jury award of 22 million dollars compensatory and 41 Million dollars in Punitive damages for knowingly allowing residential construction on contaminated property – Benzene – not even carbon tetrachloride – a mutagen.

Put a lot of money in your litigation war chest, attorneys fees and damages.