

file copy MB

FILE: PLP 16-0058  
Mid Pen Housing  
Applicant  
655 + 833 Sebastopol Rd.  
Santa Rosa  
Address

**AFFIDAVIT OF NOTICING**

I, \_\_\_\_\_, posted three copies of the attached poster at the following  
(Name of responsible person)

locations on or near the subject property: (description of location)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ on \_\_\_\_\_  
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

\*\*\*\*\*

I, Julia Smith, delivered the attached notice as follows:

Deputy Director of Planning on 7/21/17 (hand deliver)

BOS District # 5 Director on 7/21/17 (email)

the County Clerk's Office on 7/21/17 (courier)

N/A the newspaper on \_\_\_\_\_ for publication on \_\_\_\_\_ (email)

to each owner of record within 300 feet of the subject property and to applicant/owner and  
others that have requested notification on 7/21/17 (mail and/or email)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

7/21/17  
(Date)

Julia Smith  
(Signature)

# COURTESY NOTICE OF PUBLIC MEETING

**WHO:** MidPen Housing has applied for a Use Permit for a mixed-use planned development. **PRMD File No. PLP16-0058.**

**WHAT:** The "Roseland Village Neighborhood Center" is a public/private partnership project between MidPen Housing and the Community Development Commission, and integrates several elements within a cohesive neighborhood improvement plan. The proposed project includes a 6-lot Subdivision, Design Review, Use Permit, and Density Bonus for a mixed-use planned development. The project includes 75 Type A affordable units, 100 market-rate units, with approximately 1,500 square feet of commercial space on the ground floor, a 12,700 square foot Mercado, 25,600 square feet of civic space, and an approximately one-acre public plaza, for two parcels of 0.6 acre and 6.81 acres, located at 655 and 833 Sebastopol Road, Santa Rosa, APNs 125-101-031 and 125-111-037. Supervisorial District 5.

Zoning on parcel 125-111-037 is: LC (Limited Commercial), AH (Affordable Housing), and combining zone for VOH (Valley Oak Habitat).

Zoning on parcel 125-101-031 is: R3 B6 13 DU (High Density Residential District) and combining zone for VOH (Valley Oak Habitat).

The Sonoma County Project Review and Advisory Committee will hold a meeting to consider a recommendation to the Planning Commission on the conditions of approval for the Subdivision. The Project Review and Advisory Committee will not recommend approval or denial on the project as a whole. All interested persons are invited to attend.

**WHERE &  
WHEN:**

The meeting will be held on **Thursday, August 3, 2017 at 9:15 a.m. at:  
Sonoma County Permit and Resource Management Department Hearing Room  
2550 Ventura Avenue, Santa Rosa, CA 95403**

**ADDITIONAL**

**INFORMATION:** Details of the project are available at the Permit and Resource Management Department at the address noted above.

**HOW TO**

**GET INVOLVED:** If you have any questions or concerns regarding the proposed project please contact Melinda Grosch at (707) 565-2397 or via email at [Melinda.Grosch@sonoma-county.org](mailto:Melinda.Grosch@sonoma-county.org). In addition, you may contact the project applicant ( Riley Weissenborn / MidPen Housing / 707-398-2382 / [rweissenborn@midpen-housing.org](mailto:rweissenborn@midpen-housing.org) ).

Written comments may also be submitted prior to, or at the meeting. Please submit written materials prior to the meeting date so that it can be distributed and considered by the Design Review Committee.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the meeting described in this notice or other public meetings, or in written correspondence delivered to the Permit and Resource Management Department at or prior to the meeting.

**DATE:** July 21, 2017

125-043-002  
TREMBLEY DIANE A TR ET AL  
855 ADOBE CANYON RD  
KENWOOD, CA 95450-9051

125-043-004  
PIFER PROPERTY HOLDINGS LP  
5436 CALUMET AVE  
LA JOLLA, CA 92037-7603

125-043-005  
CATTLEMENS  
250 DUTTON AVE  
SANTA ROSA, CA 95407-6805

125-043-006  
KOCH NEIL M TR & SHARON A TR  
3955 HOLLAND DR  
SANTA ROSA, CA 95404

125-101-031  
GEE LELAND F TRUST  
917 WRIGHT ST  
SANTA ROSA, CA 95404

125-101-041  
YOUNG STEPHEN W & KATHLEEN E  
7833 TWIN PINE LN  
SEBASTOPOL, CA 95472-2644

125-101-044  
NONELLA ROY E & PATRICIA T TR  
4615 HALL RD  
SANTA ROSA, CA 95401

125-101-045  
NONELLA ROY E & PATRICIA T TR  
4615 HALL RD  
SANTA ROSA, CA 95401

125-101-047  
SINGH KULWANT & KAUR KARAMJEET  
289 MICHAEL DR  
SANTA ROSA, CA 95401

125-101-048  
EDGE GERALDINE A TR  
3107 LUCERO CT  
SANTA ROSA, CA 95405-8650

125-101-049  
DGM LLC  
817 HURLBUT AVE  
SEBASTOPOL, CA 95472

125-101-054  
CHOE HAK SU TR & CHOE MIRIAM G TR  
744 MAXIMILLIAN PL  
ROHNERT PARK, CA 94928

SONOMA COUNTY CDC  
ATTN: JIM LEDDY  
1440 GUERNEVILLE RD  
SANTA ROSA, CA 95403

125-111-039  
KING EDWARD LP  
386 TESCONI CT  
SANTA ROSA, CA 95401

125-111-045  
ROSELAND VILLAGE  
PO BOX 7948  
SANTA ROSA, CA 95407

125-111-046  
PAULSEN LAND COMPANY LLC  
PO BOX 7948  
SANTA ROSA, CA 95407-6825

125-111-047  
ROSELAND VILLAGE  
PO BOX 7948  
SANTA ROSA, CA 95407

125-111-048  
ROSELAND VILLAGE  
PO BOX 7948  
SANTA ROSA, CA 95407

125-151-009  
DIVINE FREDRIC C & DIVINE VICTORIA G  
1924 4TH ST  
SAN RAFAEL, CA 94901

125-151-034  
TLAHUITZO SILVANO & TLAHUITZO MARIA  
675 WEST AVE  
SANTA ROSA, CA 95407

KELLOGG AND ASSOCIATES  
Attn: KEVIN KELLOGG  
[kk@kellog-associates.com](mailto:kk@kellog-associates.com)

URBAN COMMUNITY PARTNERS  
Attn: KEITH MCCOY  
[keith.mccoy@urbancommunitypartners.com](mailto:keith.mccoy@urbancommunitypartners.com)

M-GROUP  
Attn: LORI MACNAB SENIOR PLANNER  
[lmacnab@m-group.us](mailto:lmacnab@m-group.us)

Paula Cook  
[pcook@ch-sc.org](mailto:pcook@ch-sc.org)

Planning Department  
Attn: Andy Gustavson, Planner  
[AGustavson@srcity.org](mailto:AGustavson@srcity.org)

City of Santa Rosa, Public Works  
Attn: Rob Sprinkle  
[RSprinkle@srcity.org](mailto:RSprinkle@srcity.org)

## Julia Smith

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**From:** Julia Smith  
**Sent:** Friday, July 21, 2017 8:47 AM  
**To:** 'rweissenborn@midpen-housing.org'; Jim Leddy; 'kk@kellog-associates.com'; 'keith.mccoy@urbancommunitypartners.com'; 'lmacnab@m-group.us'; Paula Cook; 'AGustavson@srcity.org'; 'RSprinkle@srcity.org'  
**Cc:** Melinda Grosch  
**Subject:** PLP16-0058; 655 & 833 Sebastopol Road, Santa Rosa  
**Attachments:** PLP16-0058 PRAC Courtesy Notice.pdf

Good morning.

See attached notice regarding the project referenced in the subject line.  
Please direct comments or questions to the project planner at [Melinda.Grosch@sonoma-county.org](mailto:Melinda.Grosch@sonoma-county.org)

Thank you.

*Julia Smith*

Planning Secretary

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1935 |

Office: 707-565-1900 | Fax: 707-565-1103



**OFFICE HOURS:** Permit Sonoma's public lobby is open Monday through Friday from 8:00 AM to 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.

## Julia Smith

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**From:** Julia Smith  
**Sent:** Friday, July 21, 2017 8:57 AM  
**To:** Susan Upchurch  
**Subject:** PLP16-0058; 655 & 833 Sebastopol Road, Santa Rosa  
**Attachments:** PLP16-0058 PRAC Courtesy Notice.pdf

Good morning.

See attached notice regarding the project referenced in the subject line.  
Please direct comments or questions to the project planner at [Melinda.Grosch@sonoma-county.org](mailto:Melinda.Grosch@sonoma-county.org)

Thank you.

*Julia Smith*

Planning Secretary

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1935 |

Office: 707-565-1900 | Fax: 707-565-1103



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FILE: PLP16-0058

FILE

MidPen Housing  
Applicant

883 Sebastopol Rd.

Santa Rosa, CA 95407  
Address

**AFFIDAVIT OF NOTICING**

I, \_\_\_\_\_, posted three copies of the attached poster at the following  
(Name of responsible person)

locations on or near the subject property: (description of location)

\_\_\_\_\_

\_\_\_\_\_ on \_\_\_\_\_

(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

\*\*\*\*\*

I, Danielle Letourneau, mailed the attached notice to:  
(Name of responsible person)

N/A the County Clerk's Office on \_\_\_\_\_

N/A the newspaper on \_\_\_\_\_

✓ to each owner of record within 300 feet of the subject property and to applicant/owner and  
others that have requested notification on May 1, 2017

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

May 1, 2017  
(Date)

Danielle Letourneau  
(Signature)

## COURTESY NOTICE OF PUBLIC MEETING

**WHO:** MidPen Housing has applied for a Use Permit for a mixed-use planned development. **PRMD File No. PLP16-0058.**

**WHAT:** The "Roseland Village Neighborhood Center" is a public/private partnership project between MidPen Housing and the Community Development Commission, and integrates several elements within a cohesive neighborhood improvement plan. The proposed project includes a 6-lot Subdivision, Design Review, Use Permit, and Density Bonus for a mixed-use planned development. The project includes 75 Type A affordable units, 100 market-rate units, and 4,000 square feet of commercial space, 25,600 square feet of civic space, a 12,700 Square foot Mercado, and a one-acre public plaza on two parcels, 0.59 acre and 6.96 acres respectively, located at 655 and 833 Sebastopol Road, Santa Rosa, APNs 125-101-031 and 125-111-037, Supervisorial District 5.

Zoning on parcel 125-111-037 is: LC (Limited Commercial), AH (Affordable Housing), and combining zone for VOH (Valley Oak Habitat).

Zoning on parcel 125-101-031 is: R3 B6 13 DU (High Density Residential District) 13 units per acre density and combining zone for VOH (Valley Oak Habitat).

The joint City of Santa Rosa and Sonoma County Joint Design Review Committee will hold a preliminary Design Review meeting. All interested persons are invited to attend and provide comments. The Design Review Committee considers design only and cannot approve or deny the project. The Planning Commission will hold a hearing at a later date to discuss the merits of the project.

**WHERE &  
WHEN:**

The meeting will be held on **Wednesday, May 17, 2017 at 3:00 p.m. at:  
Sonoma County Permit and Resource Management Department Front Conference Room  
2550 Ventura Avenue, Santa Rosa, CA 95403**

**ADDITIONAL**

**INFORMATION:** Details of the project are available at the Permit and Resource Management Department at the address noted above.

**HOW TO**

**GET INVOLVED:** If you have any questions or concerns regarding the proposed project please contact Melinda Grosch at (707) 565-2397 or via email at [Melinda.Grosch@sonoma-county.org](mailto:Melinda.Grosch@sonoma-county.org). In addition, you may contact the project applicant (Riley Weissenborn / MidPen Housing / 707-398-8369 / [rweissenborn@midpen-housing.org](mailto:rweissenborn@midpen-housing.org)).

Written comments may also be submitted prior to, or at the meeting. Please submit written materials prior to the meeting date so that it can be distributed and considered by the Design Review Committee.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the meeting described in this notice or other public meetings, or in written correspondence delivered to the Permit and Resource Management Department at or prior to the meeting.

**DATE:** May 1, 2017

125-043-002  
TREMBLEY DIANE A TR ET AL  
855 ADOBE CANYON RD  
KENWOOD, CA 95450-9051

125-043-004  
PIFER PROPERTY HOLDINGS LP  
5436 CALUMET AVE  
LA JOLLA, CA 92037-7603

125-043-005  
CATTLEMENS  
250 DUTTON AVE  
SANTA ROSA, CA 95407-6805

125-043-006  
KOCH NEIL M TR & SHARON A TR  
3955 HOLLAND DR  
SANTA ROSA, CA 95404

125-101-031  
GEE LELAND F TR ET AL  
917 WRIGHT ST  
SANTA ROSA, CA 95404

125-101-041  
YOUNG STEPHEN W & KATHLEEN E  
7833 TWIN PINE LN  
SEBASTOPOL, CA 95472-2644

125-101-044  
NONELLA ROY E & PATRICIA T TR  
4615 HALL RD  
SANTA ROSA, CA 95401

125-101-045  
NONELLA ROY E & PATRICIA T TR  
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EDGE GERALDINE A TR  
3107 LUCERO CT  
SANTA ROSA, CA 95405-8650

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SEBASTOPOL, CA 95472

125-101-054  
CHOE HAK SU TR & CHOE MIRIAM G TR  
744 MAXIMILLIAN PL  
ROHNERT PARK, CA 94928

125-111-037  
SONOMA COUNTY COMMUNITY DEVEL COMMISSION  
1440 GUERNEVILLE RD  
SANTA ROSA, CA 95403

125-111-039  
KING EDWARD LP  
386 TESCONI CT  
SANTA ROSA, CA 95401

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SAN RAFAEL, CA 94901

125-151-034  
TLAHUITZO SILVANO & TLAHUITZO MARIA  
675 WEST AVE  
SANTA ROSA, CA 95407

125-151-035  
DIVINE FREDRIC C & DIVINE VICTORIA G  
1924 4TH ST  
SAN RAFAEL, CA 94901-2671

125-151-041  
REYES MARIA ELENA & REYES FERNANDO  
2754 NAVAJO ST  
SANTA ROSA, CA 95403

125-151-045  
ROSELAND SCHOOL DISTRICT  
950 SEBASTOPOL RD  
SANTA ROSA, CA 95407-6829

125-161-010  
FARRELL WILLIAM J ET AL  
515 AVALON AVE  
SANTA ROSA, CA 95407-7216

125-161-022  
WATERS PATSY E TR ET AL  
2941 ARDEN WAY  
SANTA ROSA, CA 95403

125-161-023  
ATTELL MERVYN E TR & ATTELL LINDA L TR  
1190 IDYLBERRY RD  
SAN RAFAEL, CA 94903-1128

125-161-024  
ALVAREZ IGNACIO TR & ALVAREZ IDOLINA TR  
760 SEBASTOPOL RD  
SANTA ROSA, CA 95407-6859

125-161-025  
ATTELL MERVYN E TR & ATTELL LINDA L TR  
1190 IDYLBERRY RD  
SAN RAFAEL, CA 94903-1128

125-161-030  
LOPEZ SALVADOR TR & LOPEZ BALVINA TR  
2779 MISSION ST  
SAN FRANCISCO, CA 94110

125-161-033  
WINE COUNTRY PROPERTIES LLC  
640 SEBASTOPOL RD  
SANTA ROSA, CA 95407

125-162-008  
CUNNINGHAM DAVID T  
510 AVALON AVE  
SANTA ROSA, CA 95407

125-162-009  
MAGERS GERALDINE TR & GRUTKOWSKI LORA LEE TR  
516 AVALON AVE  
SANTA ROSA, CA 95407

125-162-024  
SMV PROPERTIES  
5400 MEADOW VISTA TRL  
SANTA ROSA, CA 95404-9624

125-162-030  
SMV PROPERTIES LLC  
470 SEBASTOPOL RD  
SANTA ROSA, CA 95407

Paula Cook  
Urban Community Partners | Kesh McCoy } email

**Danielle Letourneau**

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**From:** Danielle Letourneau  
**Sent:** Monday, May 01, 2017 2:25 PM  
**To:** 'keigh.mccoy@urbancommunitypartners.com'; 'pcook@ch-sc.org'  
**Cc:** Melinda Grosch  
**Subject:** Courtesy Notice of Hearing PLP16-0058; 883 Sebastopol Rd., Santa Rosa  
**Attachments:** PLP16-0058 DRC Courtesy Notice 05.17.17.pdf

Good Afternoon,

Please see attached notice regarding the address listed in the subject line.

Please contact the project planner with any questions at [Melinda.Grosch@sonoma-county.org](mailto:Melinda.Grosch@sonoma-county.org)

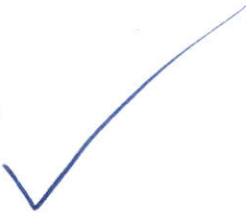
Thank you,

Danielle Letourneau  
Planning Secretary  
Permit & Resource Management Department  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
(707) 565-1935

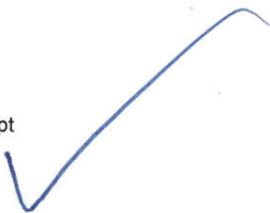
***OFFICE HOURS: PRMD's Public Lobby is open Monday through Friday  
from 8:00 AM until 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.***



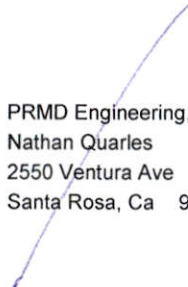
CA Regional Water Quality/North Coast Region  
5550 Skylane  
Ste A  
Santa Rosa, Ca 95403



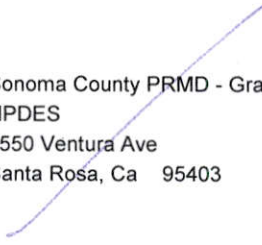
City of Santa Rosa Planning Dept  
Clare Hartman  
Box 1678  
Santa Rosa, Ca 95404



PRMD Engineering, Sanitation Section  
Nathan Quarles  
2550 Ventura Ave  
Santa Rosa, Ca 95403



Sonoma County PRMD - Grading & Stormwater  
NPDES  
2550 Ventura Ave  
Santa Rosa, Ca 95403

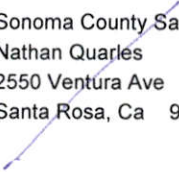


Sonoma County PRMD - Roseland Redevelopment Area  
Kathleen Kane  
1440 Guerneville Rd  
Santa Rosa, Ca 95401

*2 Contact*

*address of CDC  
Send to SO Co. Community Dev?*

Sonoma County Sanitation  
Nathan Quarles  
2550 Ventura Ave  
Santa Rosa, Ca 95403



Sonoma County Transit Authority  
Steven Schmitz  
355 W Robles Ave  
Santa Rosa, Ca 95407



Sonoma-Marin Area Rail Transit District  
5401 Old Redwood Hwy  
Ste 200  
Petaluma, Ca 94954



Southwest Design Group  
Gary Balcerak  
631 Fifth St  
Ste 205  
Santa Rosa, Ca 95404



Tribal Consultation  
XXXX  
XXXX, Xx 00000



**State Dept of Health  
PO Box 997377, MS 0500  
Sacramento CA 95899-7377**

**Roseland School Dist  
1934 Biwana Dr  
Santa Rosa CA 95407**

FILE: PCP16-0059  
MidPen Housing  
Applicant  
655 833 Sebastopol Rd  
Santa Rosa  
Address

**AFFIDAVIT OF NOTICING**

I, \_\_\_\_\_, posted three copies of the attached poster at the following  
(Name of responsible person)  
locations on or near the subject property: (description of location)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ on \_\_\_\_\_  
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
(Date) (Signature)

\*\*\*\*\*

I, CT.H, mailed the attached notice to:  
(Chelsea Theresea Holup)

the County Clerk's Office on 12-9-16

the newspaper on N/A

to each owner of record within 300 feet of the subject property and to applicant/owner and  
others that have requested notification on 12-9-16

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.  
12-9-16 \_\_\_\_\_  
(Date) (Signature)

## COURTESY NOTICE OF PUBLIC MEETING

**WHO:** MidPen Housing has applied for a Use Permit for a mixed-use planned development. **PRMD File No. PLP16-0058.**

**WHAT:** The "Roseland Village Neighborhood Center" is a public/private partnership project between MidPen Housing and the Community Development Commission, and integrates several elements within a cohesive neighborhood improvement plan. The proposed project includes a 6-lot Subdivision, Design Review, Use Permit, and Density Bonus for a mixed-use planned development. The project includes 75 Type A affordable units, 100 market-rate units, and 7,000 square feet of commercial space, 23,000 square feet of civic space, a one-acre public plaza, and a 3,391 square foot parking lot on two parcels, 0.59 acre and 6.96 acres respectively, located at 655 and 833 Sebastopol Road, Santa Rosa, APNs 125-101-031 and 125-111-037. Supervisorial District 5.

Zoning on parcel 125-111-037 is: LC (Limited Commercial), AH (Affordable Housing), and combining zone for VOH (Valley Oak Habitat).

Zoning on parcel 125-101-031 is: R3 B6 13 DU (High Density Residential District) and combining zone for VOH (Valley Oak Habitat).

The Sonoma County Design Review Committee will hold a conceptual Design Review meeting. All interested persons are invited to attend and provide comments. The Design Review Committee considers design only and cannot approve or deny the project. The Board of Zoning Adjustments will hold a hearing at a later date.

**WHERE &  
WHEN:**

The meeting will be held on **Wednesday, December 21, 2016 at 1:30 p.m. at:  
Sonoma County Permit and Resource Management Department Hearing Room  
2550 Ventura Avenue, Santa Rosa, CA 95403**

**ADDITIONAL**

**INFORMATION:** Details of the project are available at the Permit and Resource Management Department at the address noted above.

**HOW TO**

**GET INVOLVED:** If you have any questions or concerns regarding the proposed project please contact Kimmie Nguyen at (707) 565-7385 or via email at [Kimberly.Nguyen@sonoma-county.org](mailto:Kimberly.Nguyen@sonoma-county.org). In addition, you may contact the project applicant (Scott Johnson / MidPen Housing / 707-398-8369 / [sjohnson@midpen-housing.org](mailto:sjohnson@midpen-housing.org)).

Written comments may also be submitted prior to, or at the meeting. Please submit written materials prior to the meeting date so that it can be distributed and considered by the Design Review Committee.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the meeting described in this notice or other public meetings, or in written correspondence delivered to the Permit and Resource Management Department at or prior to the meeting.

**DATE:** December 9, 2016

999-999-ROW

125-161-024  
ALVAREZ IGNACIO & IDOLINA R  
4007 LANCASTER AVE  
SANTA ROSA CA 95407-

125-101-049  
DGM LLC  
817 HURLBUT AVE  
SEBASTOPOL CA 95472-

125-101-045  
NONELLA ROY E & PATRICIA T TR  
4615 HALL RD  
SANTA ROSA CA 95401-

125-043-004  
PIFER PROPERTY HOLDINGS LP  
5436 CALUMET AVE  
LA JOLLA CA 92037-7603

125-151-041  
REYES MARIA ELENA & REYES FERNANDO  
2754 NAVAJO ST  
SANTA ROSA CA 95403-

125-101-047  
SINGH KULWANT & KAUR KARAMJEET  
289 MICHAEL DR  
SANTA ROSA CA 95401-

125-043-002  
TREMBLEY DIANE A TR ET AL  
855 ADOBE CANYON RD  
KENWOOD CA 95450-9051

999-999-ROW

125-101-054  
CHOE HAK SU TR & CHOE MIRIAM G TR  
744 MAXIMILLIAN PL  
ROHNERT PARK CA 94928-

125-101-031  
GEE LELAND F TR ET AL  
917 WRIGHT ST  
SANTA ROSA CA 95404-

125-101-044  
NONELLA ROY E & PATRICIA T TR  
4615 HALL RD  
SANTA ROSA CA 95401-

125-101-048  
PINKERTON GERALDINE ET AL  
3107 LUCERO CT  
SANTA ROSA CA 95405-8650

125-151-045  
ROSELAND SCHOOL DISTRICT  
950 SEBASTOPOL RD  
SANTA ROSA CA 95407-6829

125-111-037  
SONOMA COUNTY COMMUNITY DEVEL COMMISSION  
1440 GUERNEVILLE RD  
SANTA ROSA CA 95403-

125-101-041  
YOUNG STEPHEN W & KATHLEEN E  
7833 TWIN PINE LN  
SEBASTOPOL CA 95472-2644

# COURTESY NOTICE OF PUBLIC MEETING

**WHO:** MidPen Housing has applied for a Use Permit for a mixed-use planned development. **PRMD File No. PLP16-0058.**

**WHAT:** The "Roseland Village Neighborhood Center" is a public/private partnership project between MidPen Housing and the Community Development Commission, and integrates several elements within a cohesive neighborhood improvement plan. The proposed project includes a 6-lot Subdivision, Design Review, Use Permit, and Density Bonus for a mixed-use planned development. The project includes 75 Type A affordable units, 100 market-rate units, with approximately 1,500 square feet of commercial space on the ground floor, a 12,700 square foot Mercado, 25,600 square feet of civic space, and an approximately one-acre public plaza, for two parcels of 0.6 acre and 6.81 acres, located at 655 and 833 Sebastopol Road, Santa Rosa, APNs 125-101-031 and 125-111-037. Supervisorial District 5.

Zoning on parcel 125-111-037 is: LC (Limited Commercial), AH (Affordable Housing), and combining zone for VOH (Valley Oak Habitat).

Zoning on parcel 125-101-031 is: R3 B6 13 DU (High Density Residential District) and combining zone for VOH (Valley Oak Habitat).

The Sonoma County Project Review and Advisory Committee will hold a meeting to consider a recommendation to the Planning Commission on the conditions of approval for the Subdivision. The Project Review and Advisory Committee will not recommend approval or denial on the project as a whole. All interested persons are invited to attend.

**WHERE & WHEN:**

The meeting will be held on **Thursday, August 3, 2017 at 9:15 a.m. at: Sonoma County Permit and Resource Management Department Hearing Room**  
2550 Ventura Avenue, Santa Rosa, CA 95403

**ADDITIONAL**

**INFORMATION:** Details of the project are available at the Permit and Resource Management Department at the address noted above.

**HOW TO**


**GET INVOLVED:** If you have any questions or concerns regarding the proposed project please contact Melinda Grosch at (707) 565-2397 or via email at [Melinda.Grosch@sonoma-county.org](mailto:Melinda.Grosch@sonoma-county.org). In addition, you may contact the project applicant ( Riley Weissenborn / MidPen Housing / 707-398-2382 / [rweissenborn@midpen-housing.org](mailto:rweissenborn@midpen-housing.org) ).

Written comments may also be submitted prior to, or at the meeting. Please submit written materials prior to the meeting date so that it can be distributed and considered by the Design Review Committee.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the meeting described in this notice or other public meetings, or in written correspondence delivered to the Permit and Resource Management Department at or prior to the meeting.

**DATE:** July 21, 2017

This notice was posted on JUL 24 2017  
and will remain posted for a period of thirty days  
through 8/25/2017

WILLIAM F ROUSSEAU, Co. Clerk  
BY:   
Alma Roman DEPUTY CLERK