

RESOLUTION NO. ____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE
TIERRA DE ROSAS FKA ROSELAND VILLAGE NEIGHBORHOOD CENTER
SUBDIVISION LOCATED AT 665 AND 883 SEBASTOPOL ROAD, ASSESSOR'S PARCEL
NUMBERS 125-111-037 AND 125-101-031. FILE NUMBER EXT22-0019

WHEREAS, on June 25, 2019, the City Council, by Resolution, approved Tentative Map and Density Bonus for Tierra de Rosas, formerly known as Roseland Village Neighborhood Center, for the properties located at 665 and 883 Sebastopol Road. The project included a Tentative Map, a Density Bonus, and Concept Design Review, to subdivide the 7.41 acre parcel into 175 multi-family units, including 75 affordable units, a 25,000 square foot civic building, a 5,000 square foot marketplace, and a 1-acre public plaza; and

WHEREAS, the Tierra de Rosas formerly known as Roseland Village Neighborhood Center Tentative Map and associated entitlements remained valid until June 25, 2021; and

WHEREAS, on September 29, 2020, Assembly Bill 1561 became effective and automatically extends the expiration of all housing development entitlements issued and in effect prior to March 4, 2020 by eighteen months; extending the expiration date for Tierra de Rosas to December 25, 2022; and

WHEREAS, on December 16, 2022, prior to the expiration of the Tierra de Rosas Tentative Map, the subject time extension application was submitted to the Planning and Economic Development Department, requesting to extend the expiration of the Tentative Map and associated entitlements to December 25, 2023; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Tierra de Rosas subdivision from December 25, 2022, to December 25, 2023; and

WHEREAS, there is no change of conditions that would preclude an extension of the time to file the final map for Tierra de Rosas subdivision; and

WHEREAS, Section 15162 of the Guidelines for California Environmental Quality Act (CEQA Guidelines) provides that once an Environmental Impact Report or Negative Declaration has been adopted for a project, the lead agency may require additional environmental review only if one or more of the three following conditions are met:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- b. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted, shows that the project will have significant or more severe effects not discussed in the previous EIR or negative declaration or that newly identified feasible mitigation measures could substantially reduce one or more significant effects of the project; and

WHEREAS, there are no significant changes in the project, no significant changes in the circumstances of the project, and no new information that would require further environmental review under Section 15162. Therefore, additional environmental review is not required for the Tentative Map extension; and

WHEREAS, 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time to file the final map for the Tierra de Rosas formerly known as Roseland Village Neighborhood Center Subdivision, subject to the following conditions:

1. The project is subject to all conditions of City Council Resolution RES-2019-085 dated June 25, 2019, which initially approved the Tentative Map.
2. Compliance with Engineering Development Services Exhibit "A," dated February 10, 2023, attached hereto and incorporated herein.
3. Compliance with the Development Advisory Committee (DAC) Report conditions, attached hereto, dated January 3, 2019 and revised February 25, 2019.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
5. The developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.

6. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
7. The developer shall be in compliance with the Housing Allocation Plan (City Code Chapter 21-02) at the time of building permit issuance.
8. If applicable, the developer shall comply with the City Public Art Ordinance (City Code Chapter 21-08) as applied to the non-residential portions of the project.
9. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 23rd day of March, 2023, by the following vote:

AYES: ()

NOES: ()

ABSENT: ()

ABSTAIN: (0)

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit: Engineering Development Services DAC Report Conditions, dated January 3, 2019, and revised February 25, 2019 and Exhibit "A," dated February 10, 2023