



City of Santa Rosa

Legislation Details

File #:	23-0407	Version:	1	Name:	Tierra De Rosas Appeal (Ext22-0019)
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	5/2/2023	In control:		In control:	City Council
On agenda:	7/11/2023	Final action:		Final action:	
Title:	PUBLIC HEARING - TIERRA DE ROSAS APPEAL (EXT22-0019)				

BACKGROUND: On March 23, 2023, the Planning Commission approved the Tierra de Rosas (fka Roseland Village) Tentative Map Extension Request, by voting 5 ayes, 0 noes, and 2 absent. Tierra de Rosas tentative map would subdivide a 7.41-acre site into five lots with 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. The Planning Commission approval extended the period for filing the final map by one year, extending from December 25, 2022, to December 25, 2023. On March 30, 2023, the City Clerk received an appeal of the Planning Commission's decision stating that the project violated the recorded easement for parking and circulation.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, deny the appeal and uphold the decision of the Planning Commission to approve a one-year time extension for the Tierra de Rosas Tentative Map to subdivide two parcels of approximately 7.41-acres into five lots at 665 and 883 Sebastopol Road.

Sponsors: Planning and Economic Development

Indexes: Exempt Project

Code sections: 15182 - Projects Pursuant to a Specific Plan

Attachments: 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location Map, 4. Attachment 3 - Neighborhood Context Map, 5. Attachment 4 - Project Description, 6. Attachment 5 - Approved Tentative Map and Development Plans, 7. Attachment 6 - Tentative Map Resolution - City Council RES-2019-085, 8. Attachment 7 - Density Bonus Resolution - City Council RES-2019-086, 9. Attachment 8 - DAC Report, 10. Attachment 9 - Final Traffic Impact Study, 11. Attachment 10 - Mitote Food Park DRB - RESOLUTION 20-1009, 12. Attachment 11 - Casa Roseland Resolution City Council - RES-2021-138, 13. Attachment 12 - Extension Resolution PC-2023-007, 14. Attachment 13 - Appeal Form, 15. Attachment 14 - City Council Appeal Staff Report 2019-06-25, 16. Attachment 15 - County Counsel Legal Opinion, 17. Attachment 16 - County Counsel and Appellant Correspondence, 18. Attachment 17 - Superior Court of the State of California Sonoma County Verified Complaint, 19. Attachment 18 - Recorded Easement, 20. Attachment 19 - Appellant's Address to City Council, 21. Resolution, 22. Exhibit A and DAC Report, 23. Presentation, 24. Public Hearing Notice, 25. Late Correspondence (Uploaded 07-11-2023)

Date	Ver.	Action By	Action	Result
7/11/2023	1	City Council	to waive reading of the text and adopt	Pass