

# Request to Phase Roseland Village (Tierra de Rosas) Subdivision Tentative Map

665 and 883 Sebastopol Road

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September 28, 2023

Amy Nicholson, Supervising Planner  
Planning and Economic Development

- **Phase 1** - Subdivide Lot 1 and dedicate public rights-of-way for West Avenue and Cesar Chavez Street. Phase 1 also proposes to construct improvements necessary to serve Lot 1, the affordable housing component of the project.
- **Phase 2** - Subdivide Lots 2, 3, and 4, along with the dedication of Cinco de Mayo Way. The remainder of the improvements shown on the approved tentative map with the exception of site improvements/on-site development of Parcel A would be constructed in Phase 2 as well.
- **Phase 3** – Includes the site improvements/on-site development of Parcel A.

# Project History

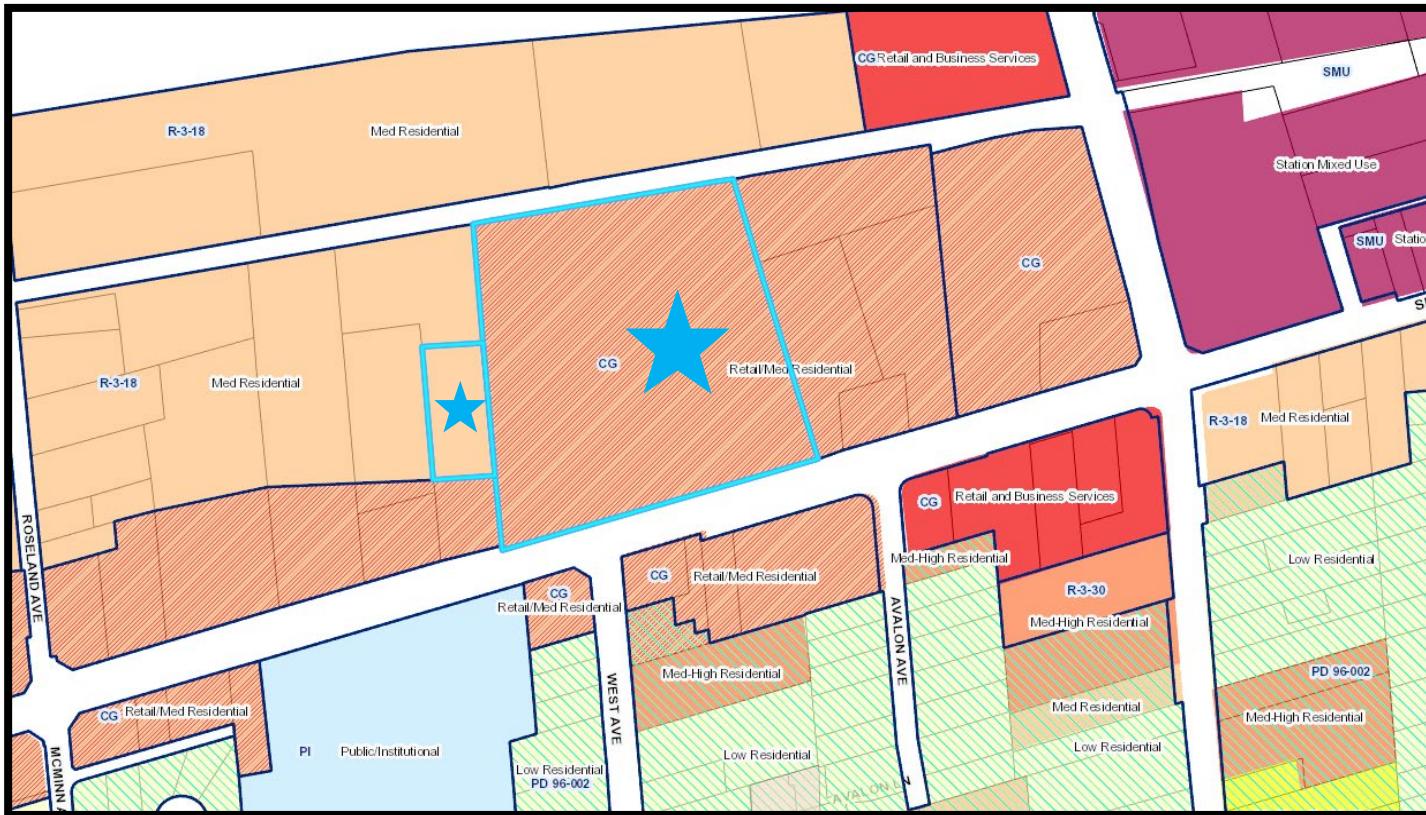
<b>February 28, 2019</b> <b>Tentative Map Approved by Planning Commission</b>	
<b>June 25, 2019</b>	City Council Upheld Commission's Approval
<b>December 25, 2022</b>	New Expiration Date Extended by Assembly Bill 1561 (18 Month Extension)
<b>March 23, 2023</b>	Planning Commission Approved Extension
<b>July 11, 2023</b>	City Council Upheld Commission's Approval
<b>August 11, 2023</b>	Tentative Map Phasing Request Received
<b>September 1, 2023</b>	Amended Phasing Request Received

# Project Location

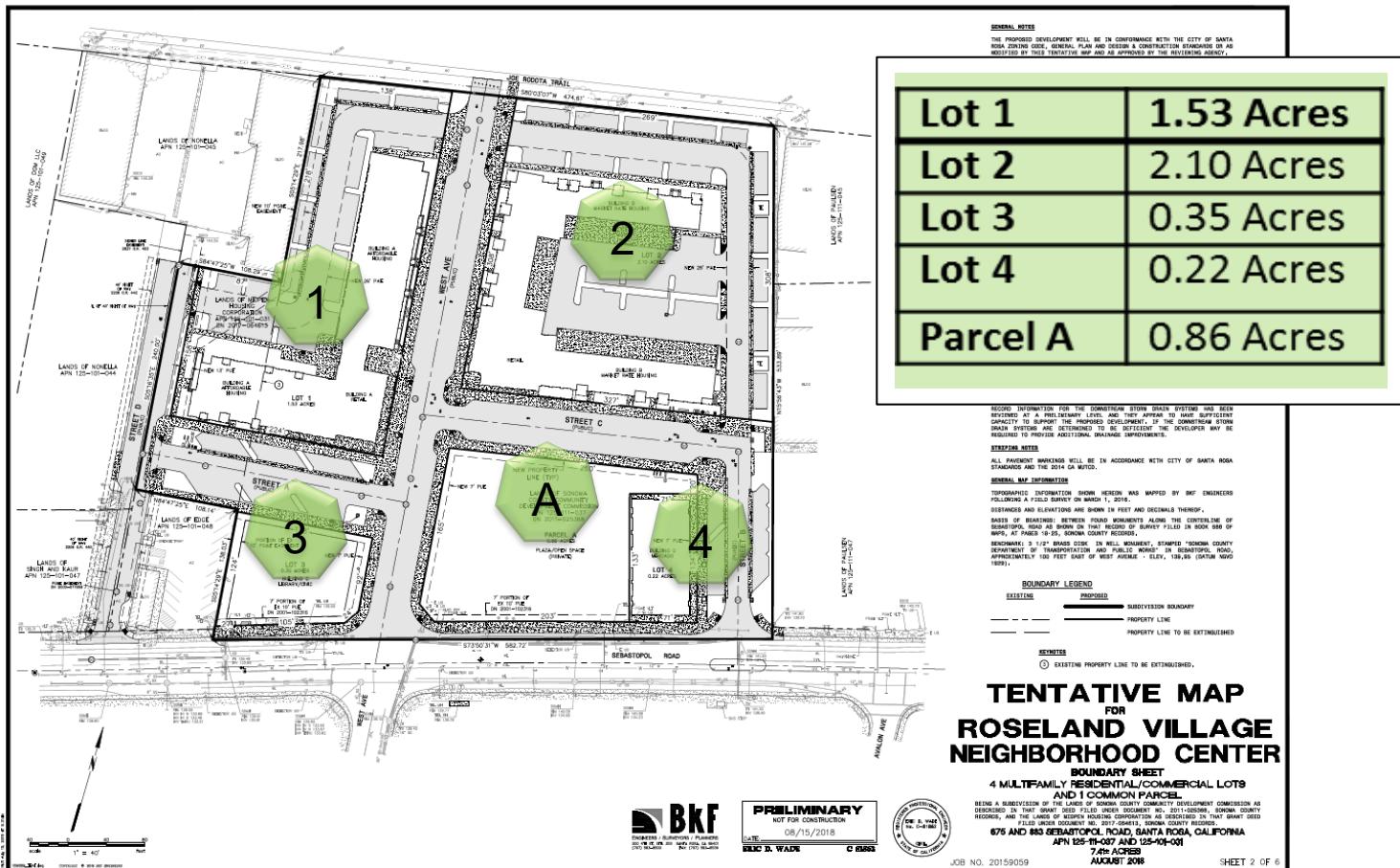
## 665 & 883 Sebastopol Road



**General Plan Land Use Designation:** Med Residential & Retail/Med Residential  
**Zoning:** Multi-Family Residential (R-3-18) & General Commercial (CG)

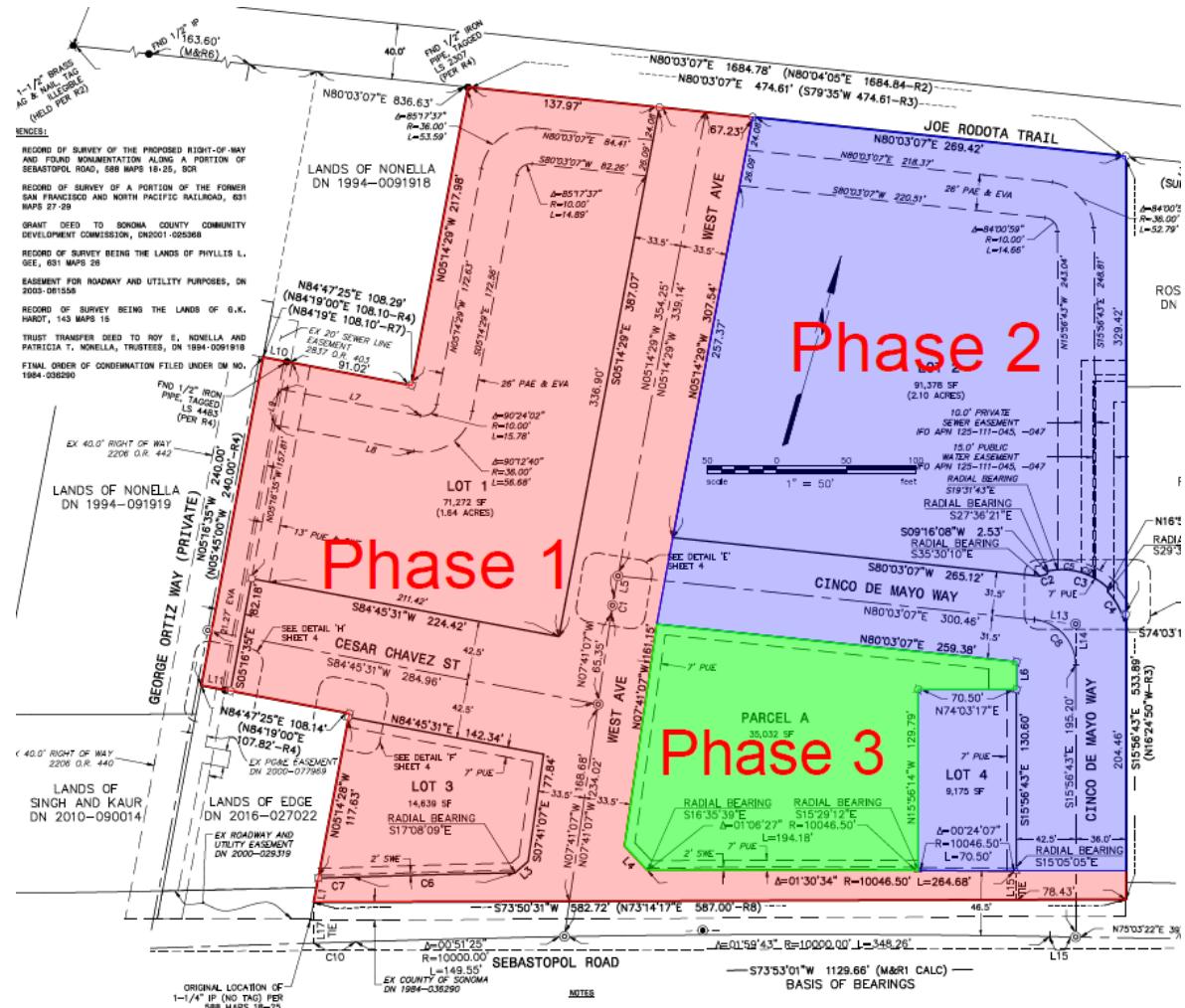


# Approved Tentative Map





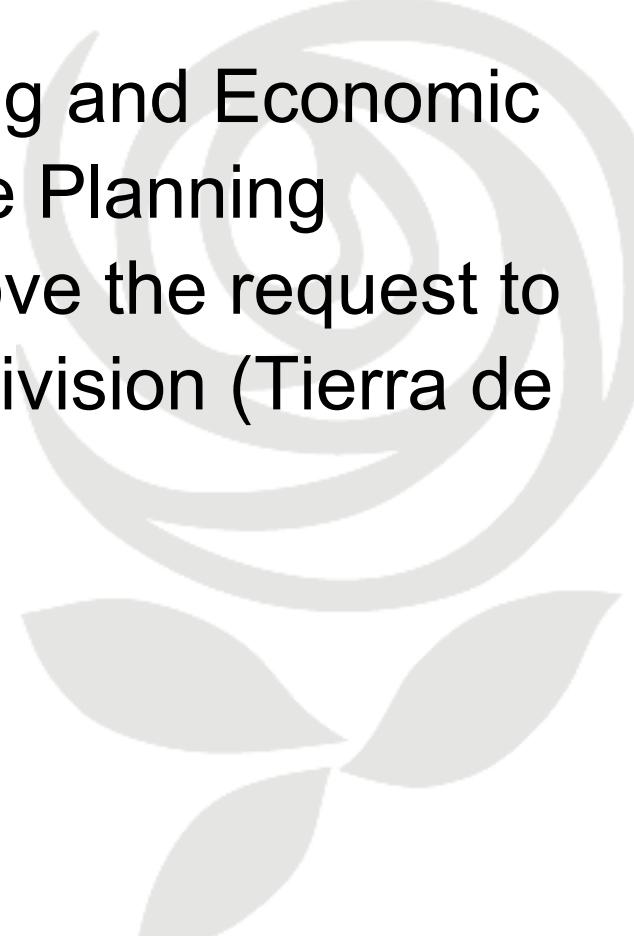
# Phasing Exhibit



- **Roseland Area/Sebastopol Road Specific Plan**
  - Adopted and Certified in November 2016
- **Exemption under CEQA Guidelines 15162**
  - No further environmental review required if:
    - Scope of project unchanged
    - No new information of substantial importance
- **CEQA Guidelines 15182 and Government Code 65457**
  - Exemption for land subdivisions for residential, commercial and mixed-use projects that are consistent with a specific plan for which an EIR was prepared

## Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the request to phase the Roseland Village Subdivision (Tierra de Rosas) Tentative Map.



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