

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

665 and 883 Sebastopol Road

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.

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

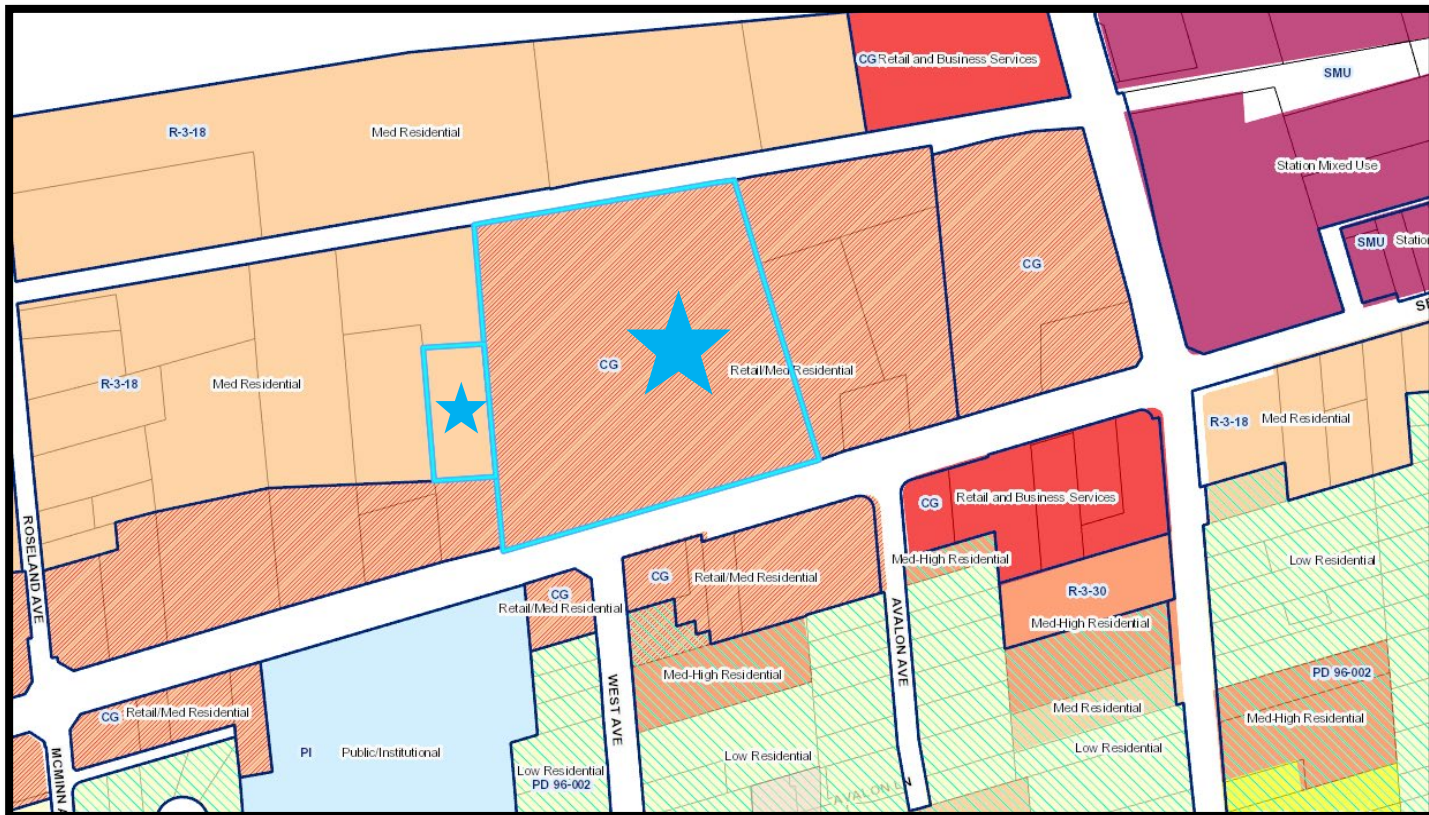
Project Location

665 & 883 Sebastopol Road

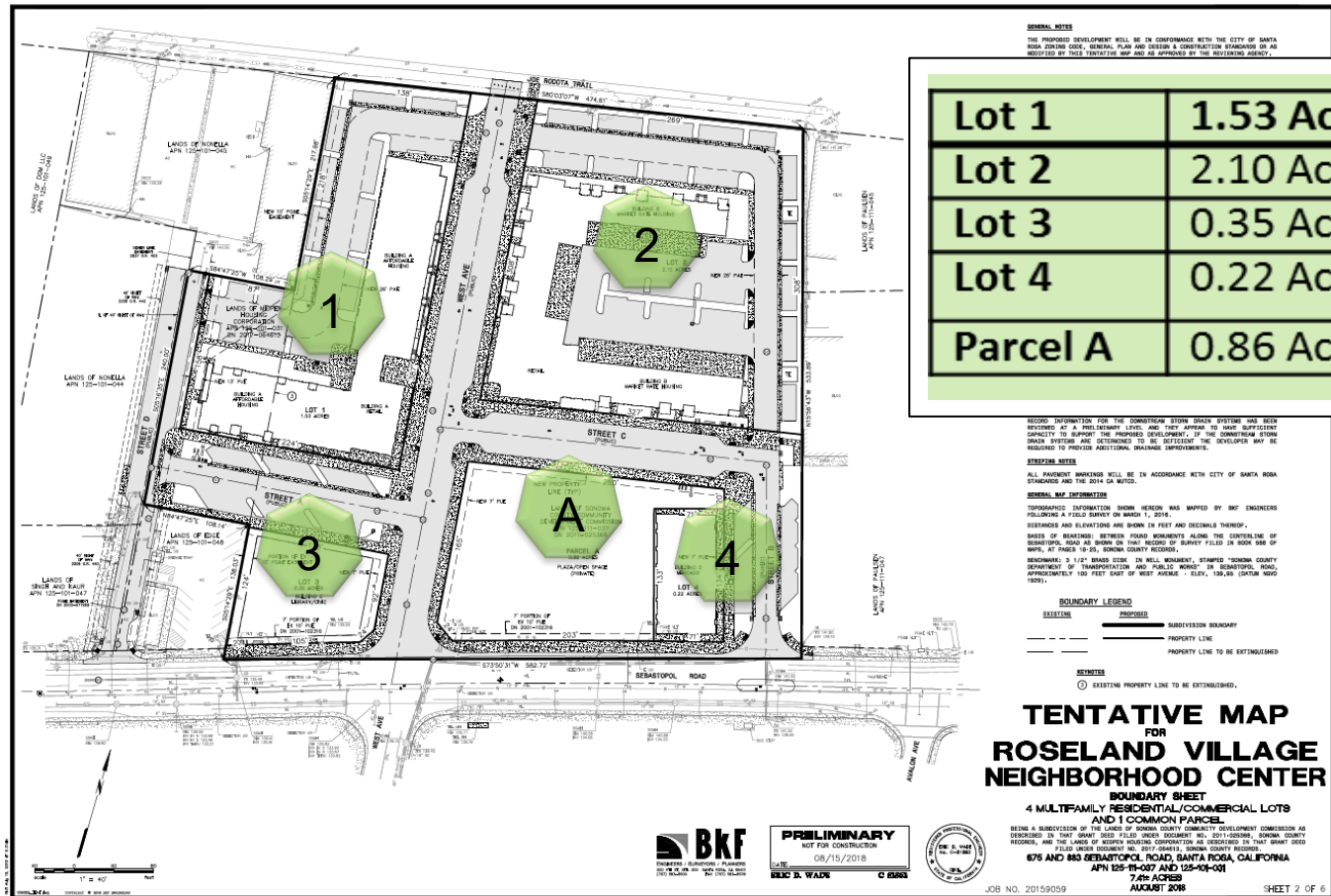


General Plan Land Use Designation: Med Residential & Retail/Med Residential

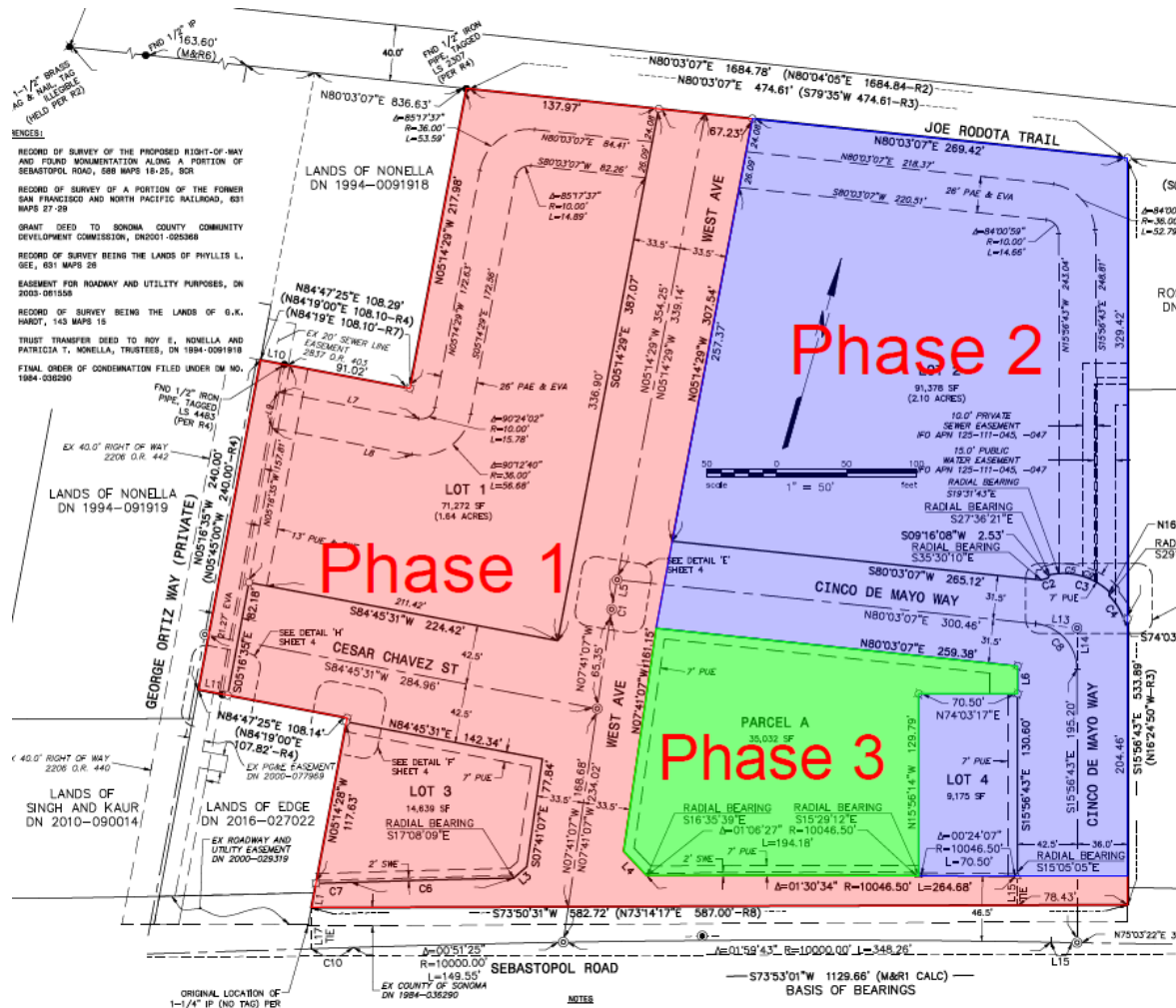
Zoning: Multi-Family Residential (R-3-18) & General Commercial (CG)



Approved Tentative Map



Phasing Exhibit



Environmental Review

California Environmental Quality Act (CEQA)

- **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

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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