

Tierra de Rosas, formerly known as Roseland Village Neighborhood Center Tentative Map Time Extension

File Number: EXT22-0019

665 and 883 Sebastopol Road

March 23, 2023

Christian Candelaria, City Planner
Planning and Economic Development

Tierra de Rosas project was approved to subdivide two parcels of approximately 7.41-acre into a project site consisting of five lots and a density bonus with three concessions for a mixed-use project containing 175 multi-family units, including 75 affordable units, a 25,000 square foot civic building, a 5,000 square foot market place, and a .86 acre public plaza.

- On February 28, 2019, the Planning Commission approved, by resolutions, the proposed tentative map, MAJ17-006, and density bonus, DB19-030, by a vote of 5 ayes, 0 noes, and 2 absent. (PRJ17-075)
- On March 7, 2019, an appeal was filed with the City Clerk's Office regarding the recorded reciprocal access and parking easement over Roseland Village Neighborhood Center.
- On June 25, 2019, City Council denied the appeal and upheld the Planning Commission's approval.
- On September 29, 2020, Assembly Bill 1561 became effective and automatically extended the expiration from June 25, 2021, to December 25, 2022.
- On December 16, 2022 - the Applicant submitted an application for the extension of the Tentative Map (EXT22-0019) prior to its expiration.

On March 23, 2023, the Planning Commission approved the one-year time extension for the Tentative Map.

On March 30, 2023, an appeal was filed with the City Clerk regarding the circulation and parking agreement with the easterly neighboring property.

Before the City Council

- One-year Time Extension Appeal
- Extended expiration from December 25, 2022, to December 25, 2023

Three 3-4 Story Apt Bldgs

- Residential above
- Commercial below
- Casa Roseland

Public Plaza

- Currently Mitote Food Park
- Next Phase in Minor Design Review

Mercado (Grocery Store)

Civic Building

Public Library
Meeting Rooms



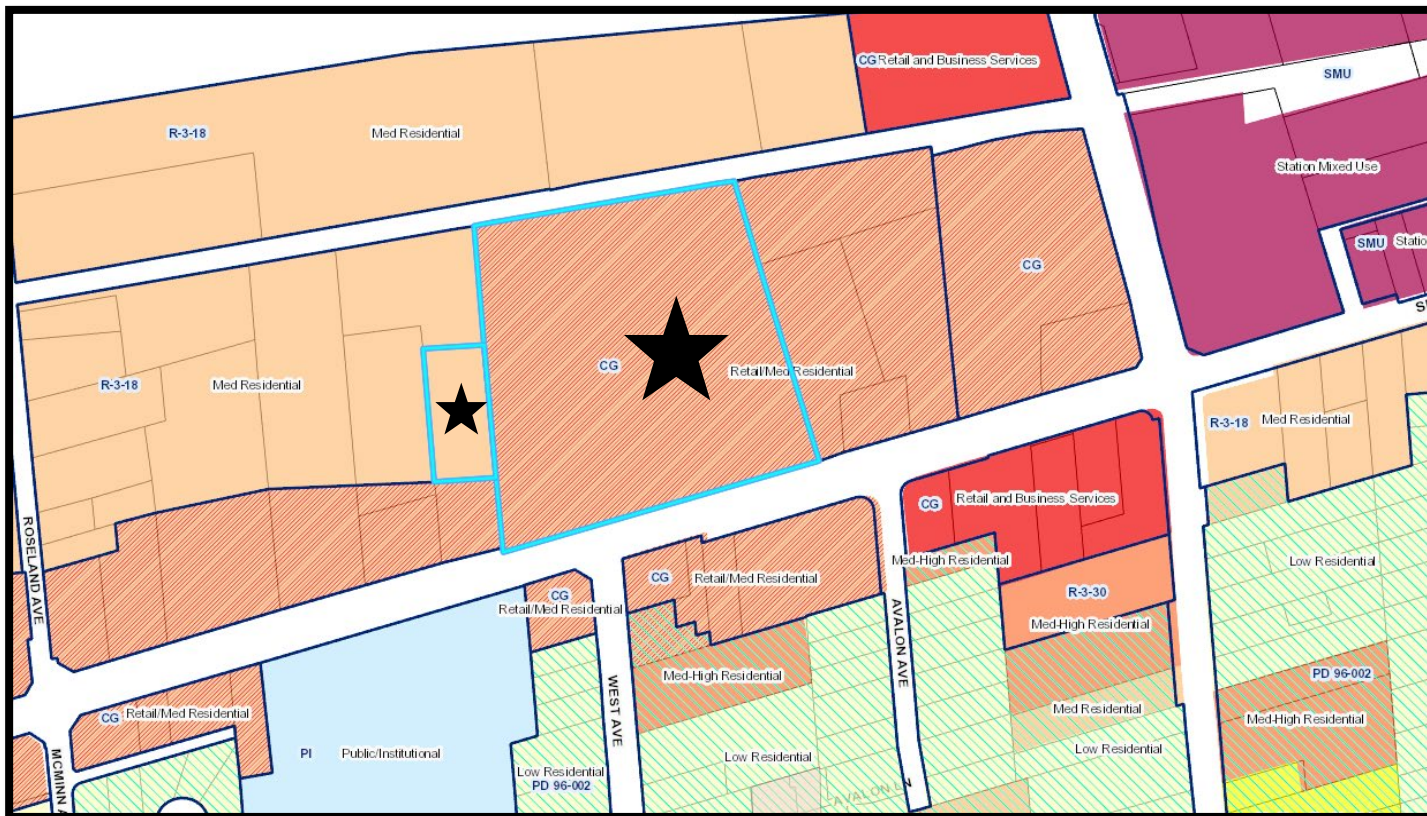
Project Location

665 & 883 Sebastopol Road



Zoning: R-3-18 & CG

General Plan: Med Residential & Retail/Med Residential
Roseland Area/Sebastopol Road Specific Plan



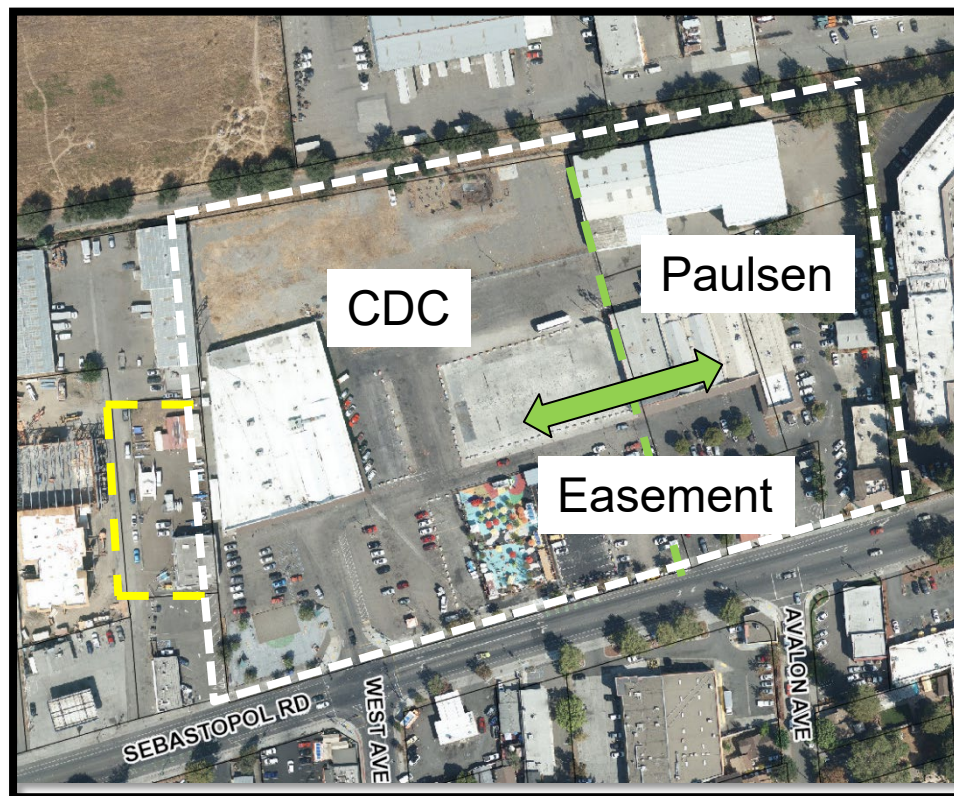


Appeal Statement: The Project violates a recorded easement for parking and circulation.

Roseland Village Shopping Center built in 1954 by the two owners, including Robert Paulsen's father.

The private easement was established in 1956 to allow shared access and parking within the Center.

Driveway alignment and parking location number not specified.

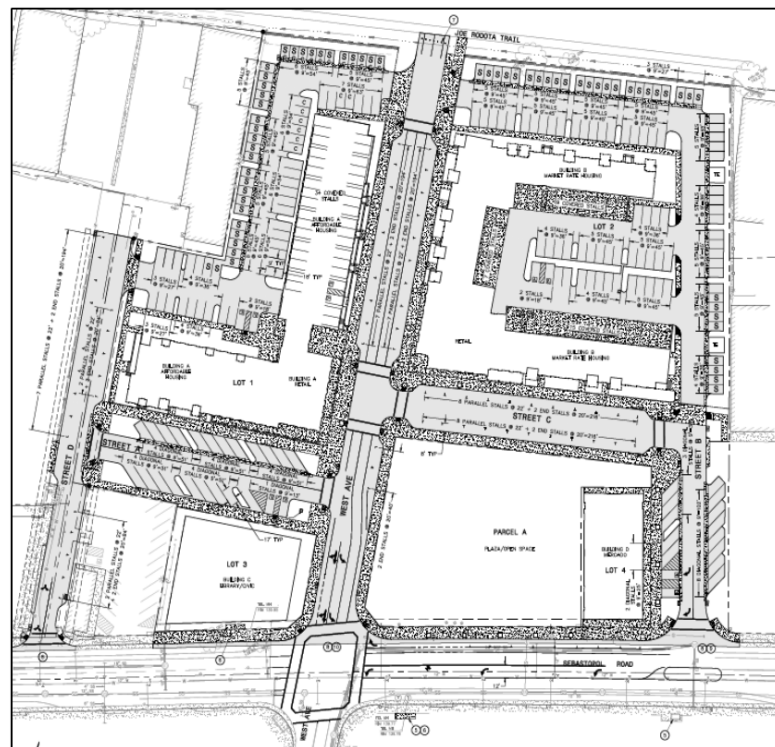


Project Appeal

The easement grants reciprocal rights to driveways and parking “which presently exist, or will be developed hereafter” for “proper purposes” connected with the operation of the Center.

The proposed mixed-use project, including the residential land use, is a proper purpose related to Center. There is no expressed restriction on use.

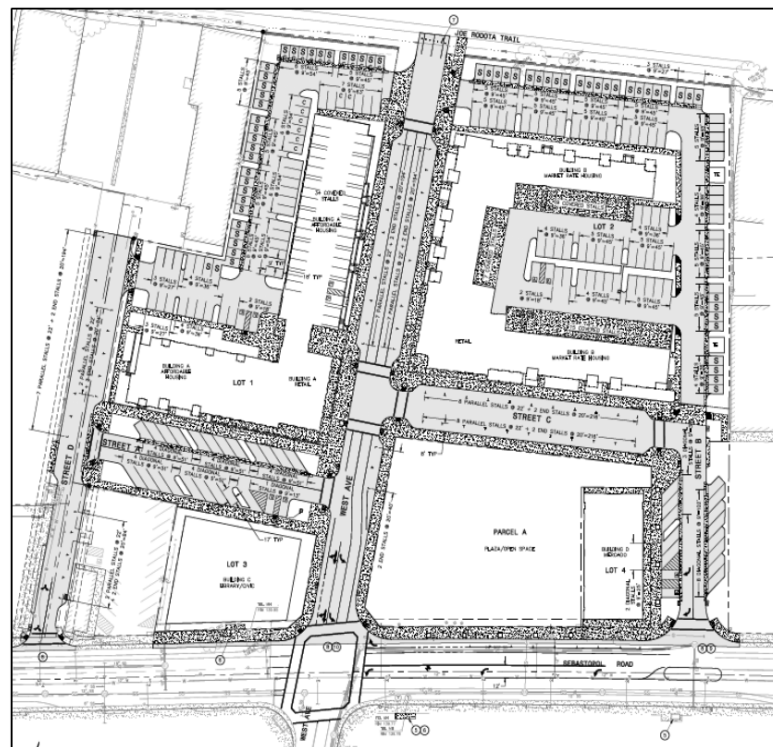
Subdivision circulation maintains existing driveway alignment between properties as well as access to the circulation and parking on the CDC property.



Project Appeal

The recorded easement does not specify the number of parking spaces nor does it describe the location of shared parking spaces that must be maintained or offered on either property.

Patrons of uses located on the Paulsen side of the Center will continue to have access to the streets and parking spaces on the CDC Property.



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
- **Exemption under 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 Planning and Economic Development Department that the City Council, deny the appeal, and affirm the Planning Commission's Action by approving the one-year time extension for the Tierra de Rosas Tentative Map, extending the expiration date to December 25, 2023.



Christian Candelaria, City Planner
Planning and Economic Development
ccandelaria@srcity.org
(707) 543-3232

