

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

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Planning and Economic Development

On June 25, 2022, the City Council approved Tierra de Rosas, formerly known as Roseland Village Neighborhood Center.

Before the Planning Commission

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

Tierra de Rosas project is to subdivide two parcels of approximately 7.41-acre into a Planned Development 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 .82 acre public plaza.

Planned Tierra de Rosas

Three 3-4 Story Apt Bldgs

- Residential above
- Commercial below
- Casa Roseland

Public Plaza (1-acre)

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

Mercado (Grocery Store)

Civic Building

Public Library

Meeting Rooms

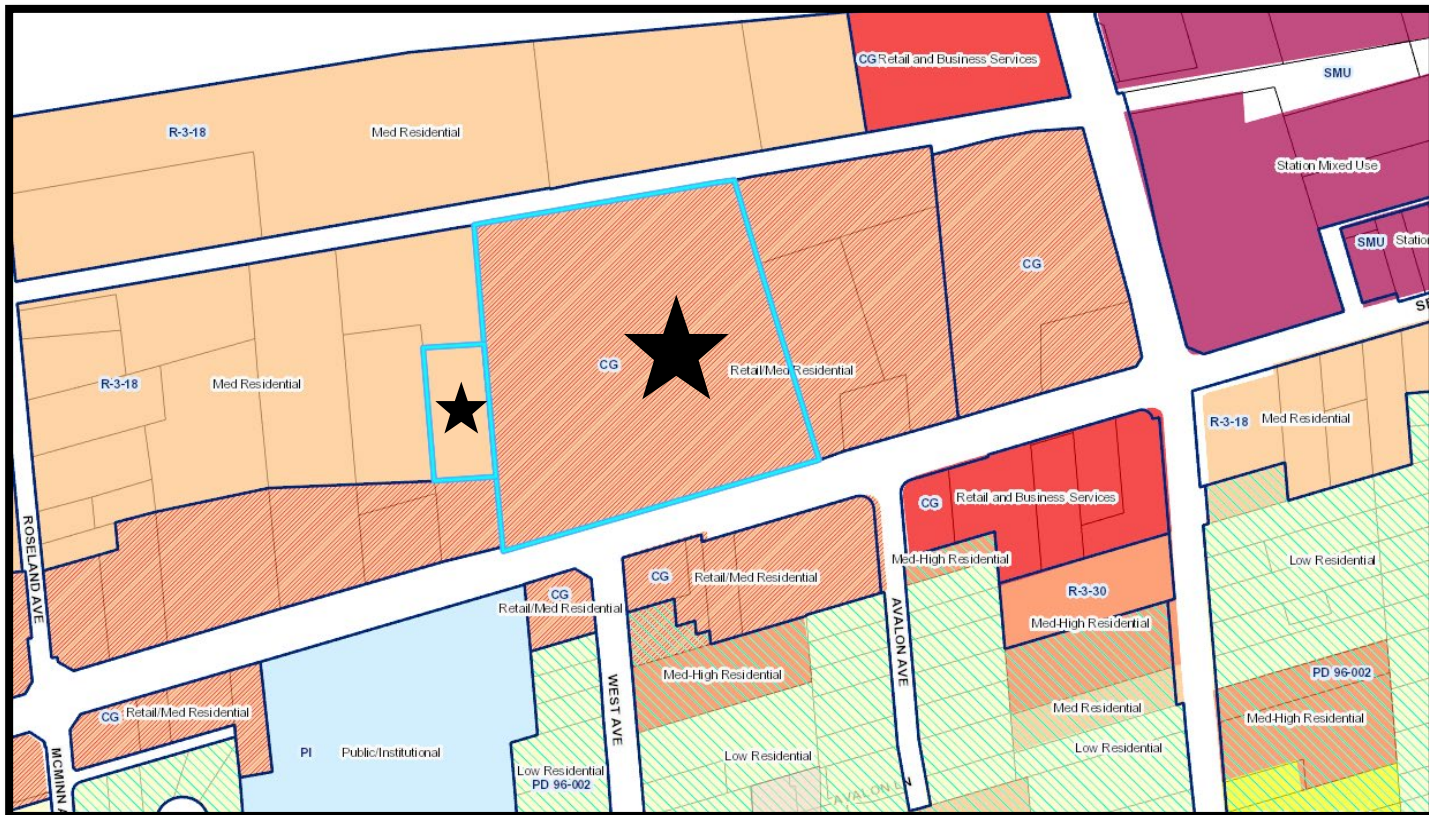


Project Location 665 & 883 Sebastopol Road

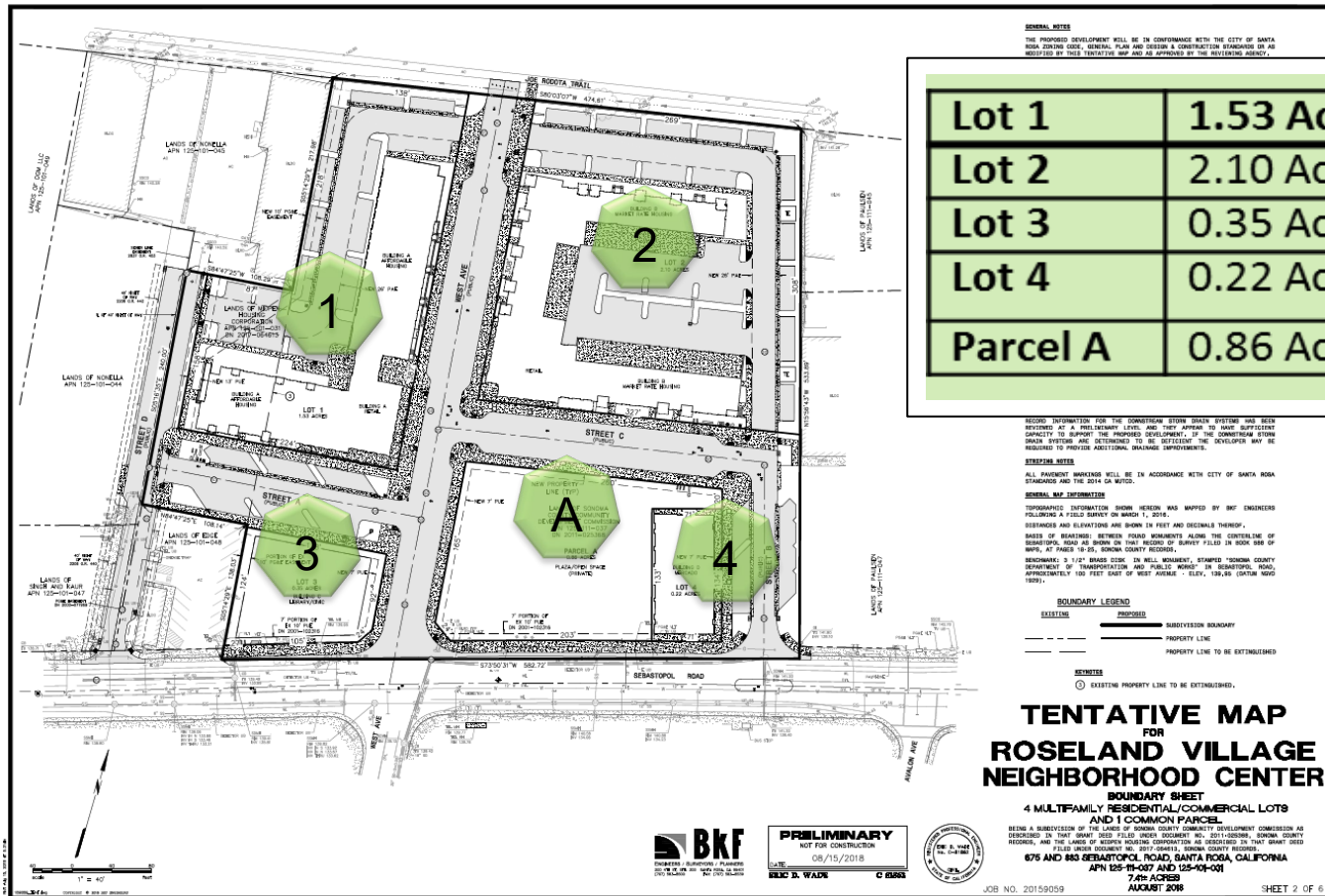


Zoning: R-3-18 & CG

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



Approved Tentative Map



- 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.

- **Roseland Area/Sebastopol Road Specific Plan**
 - Adopted and Certified in November 2016
- **Categorical Exemption under CEQA Guidelines 15162**
 - No further environmental review required if:
 - Scope of project unchanged
 - No new information of substantial importance
- **Statutory 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 Planning Commission approve a one-year time extension for the Tierra de Rosas Tentative Map, extending the expiration date to June 25, 2023.



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