

# Hearn Veterans Village Time Extension Time Extension File No. EXT24-0004

2149 W Hearn Avenue

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June 27, 2024

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Planning and Economic Development

On March 15, 2022, on appeal, the City Council approved the Hearn Veterans Village project.

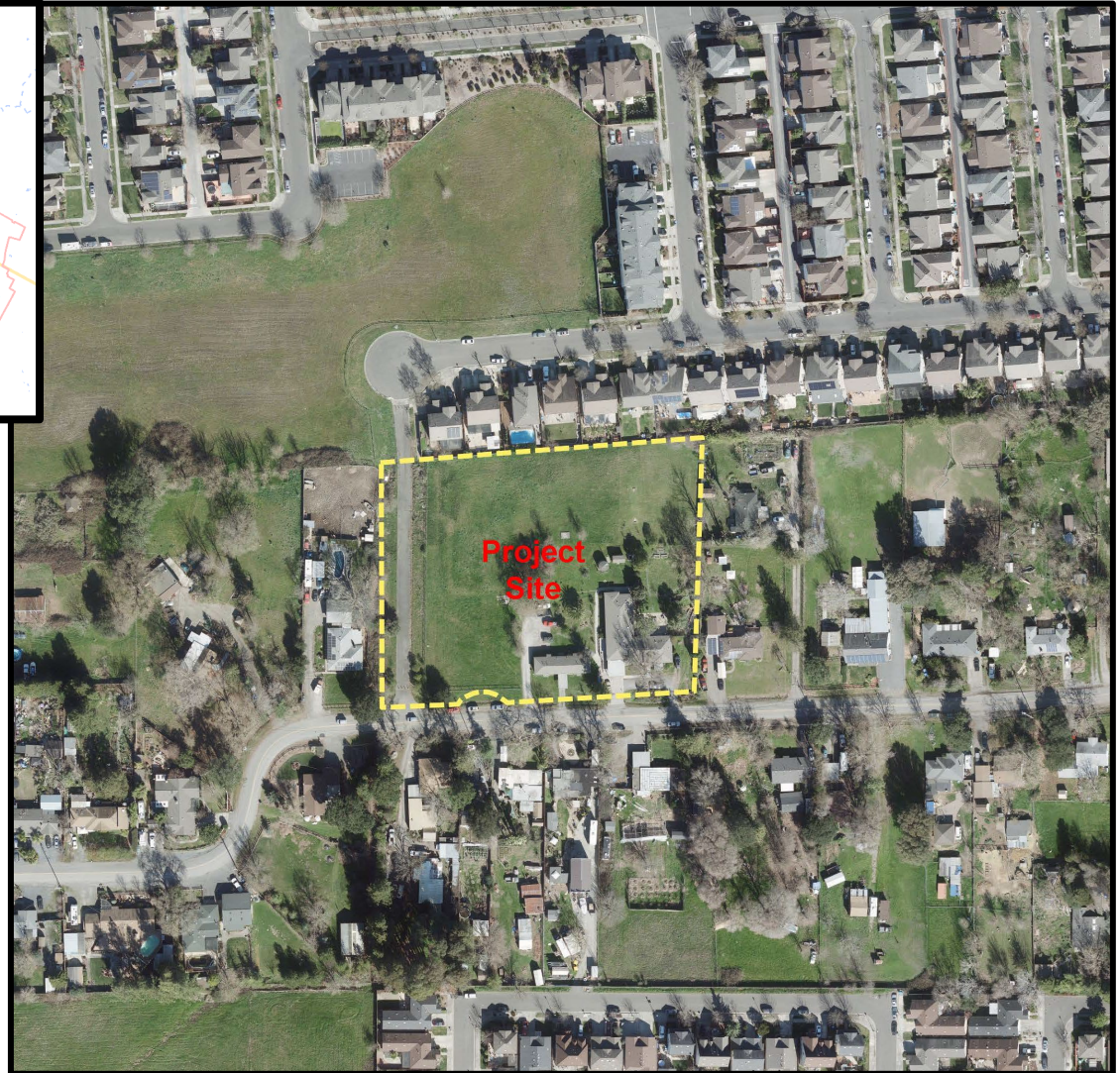
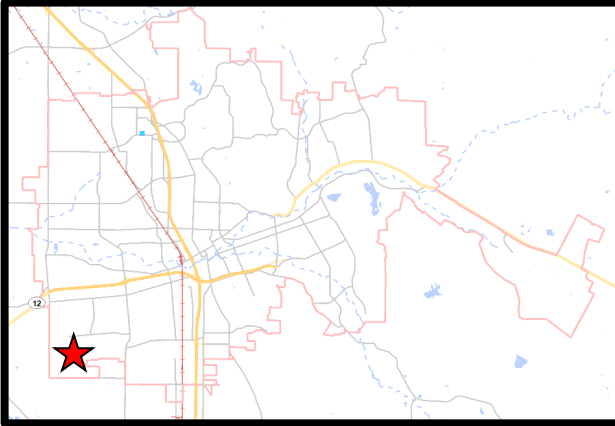
- Tentative Map and an addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report
- Subdivide 2.01 acres into 4 residential lots
- Construct 4 detached housing with 4 ADUs

Before the Planning Commission

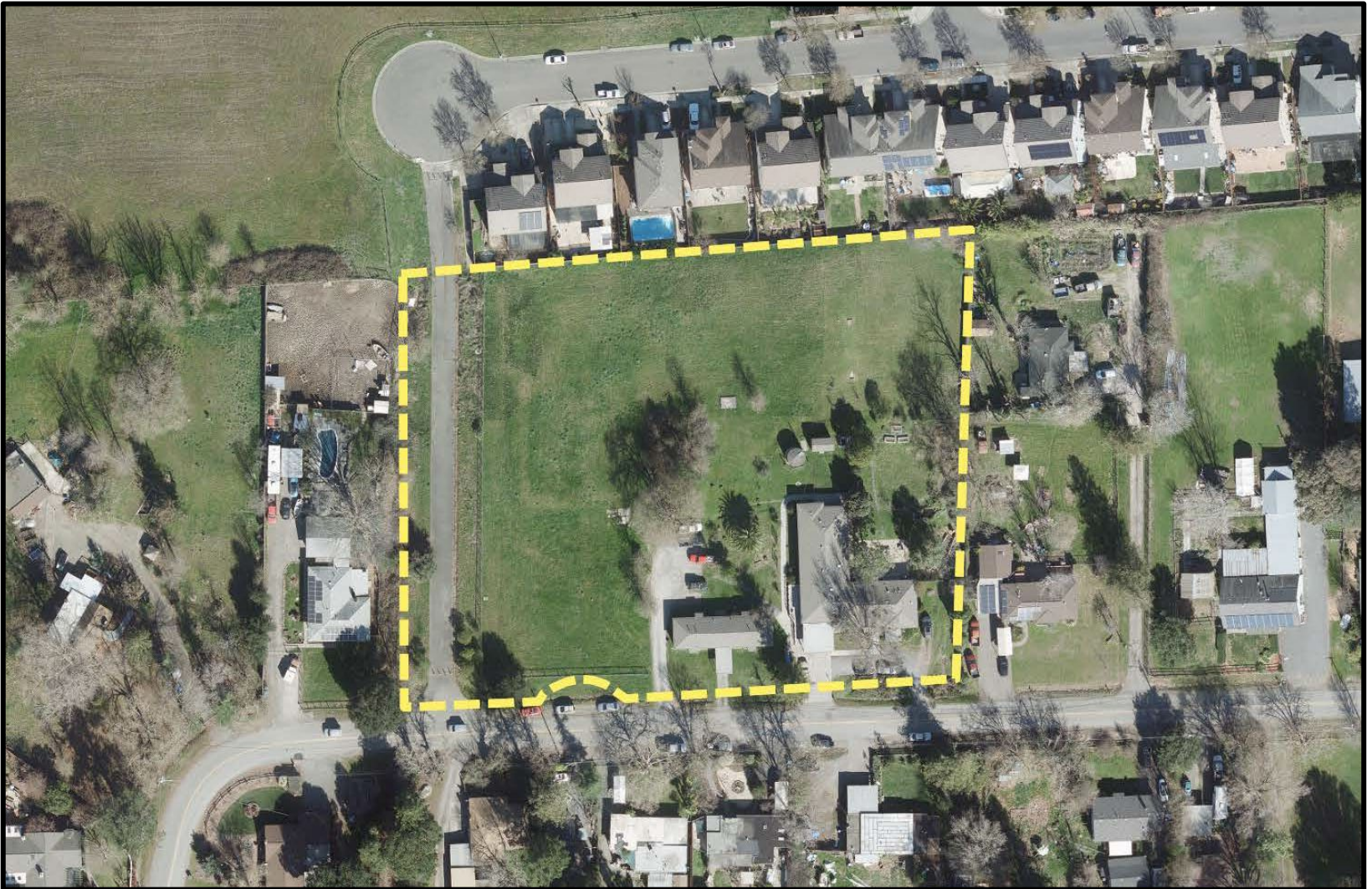
- One-year Time Extension
- Extended expiration to March 15, 2025

- **Dec 9, 2021** Planning Commission adopted the Addendum to the certified 2016 FEIR and approved the Tentative Map
- **Dec 21, 2021** Planning Commission decision was appealed
- **Mar 15, 2022** City Council adopted the Addendum to the certified 2016 FEIR and approved the Tentative Map
- **Feb 13, 2024** Time Extension application submitted

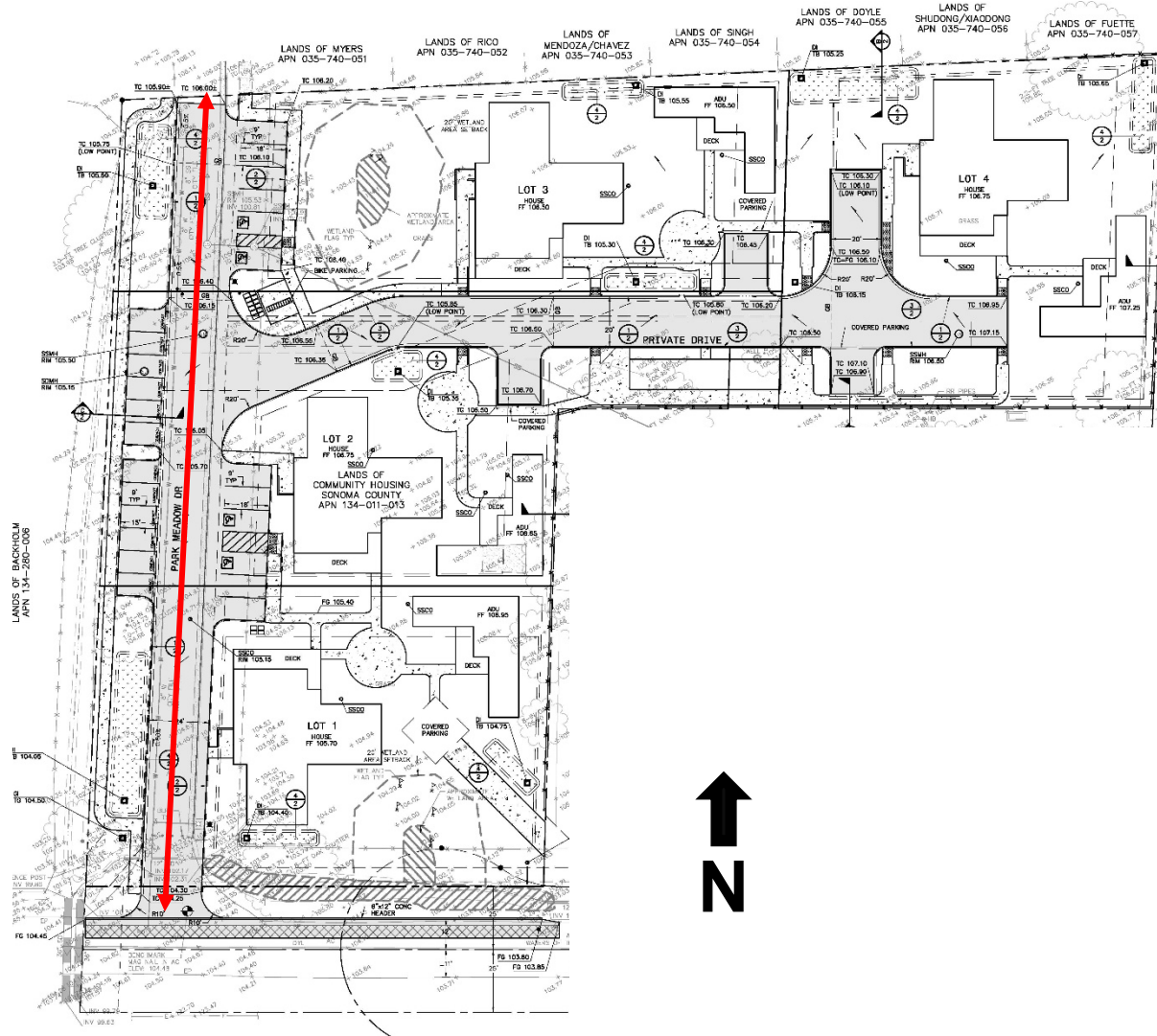
# 2149 W Hearn Ave – Aerial View



# Project Location 2149 W Hearn Ave



# Tentative Parcel Map



Per City Code Chapter 19-28, Final Map Procedures, the Planning Commission may grant a one-year time extension within 24 months of tentative map approval upon the applicant's request. Four subsequent extensions of time, each not to exceed one year, may thereafter be granted.

- The project violates the Rural Heritage zoning of West Hearn Avenue.
- A survey on an adjacent lot shows discrepancies in the project's proposed boundaries.
- Ensure the EVA path is accessible for wheelchairs, bikes, strollers, and walkers
- Support of the Time Extension



It is recommended by the Planning and Economic Development Department that the Planning Commission approve a one-year time extension for the Hearn Veterans Village Tentative Map, extending the expiration date to March 15, 2025.

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