

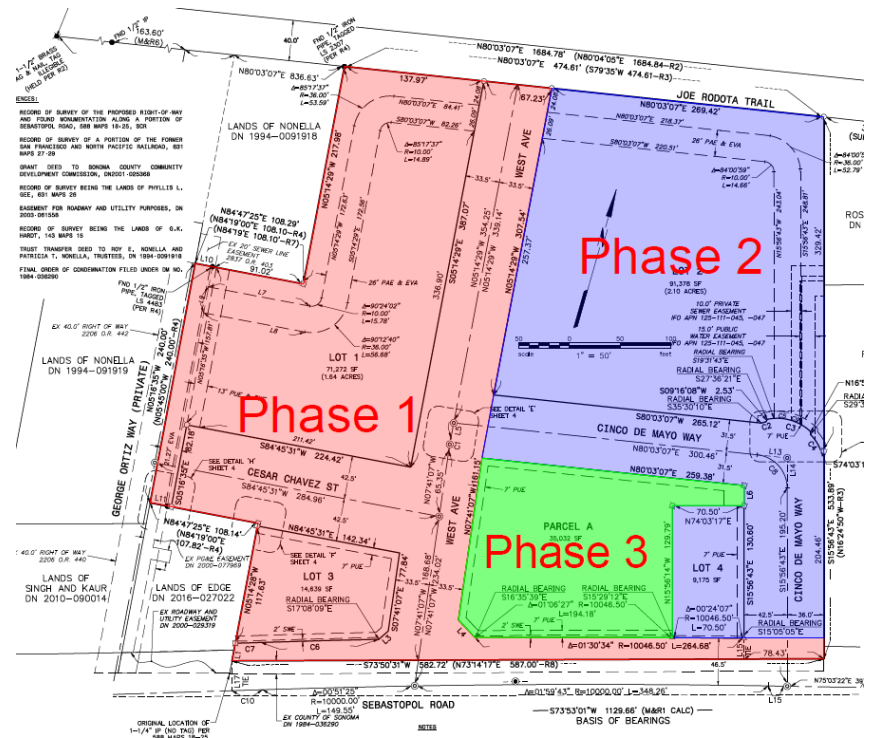
Request to Phase Roseland Village (Tierra de Rosas) Subdivision Tentative Map

665 and 883 Sebastopol Road

September 28, 2023

Amy Nicholson, Supervising Planner
Planning and Economic Development

- Request to phase the approved Roseland Village (Tierra de Rosas) Subdivision
- Proposal includes three phases



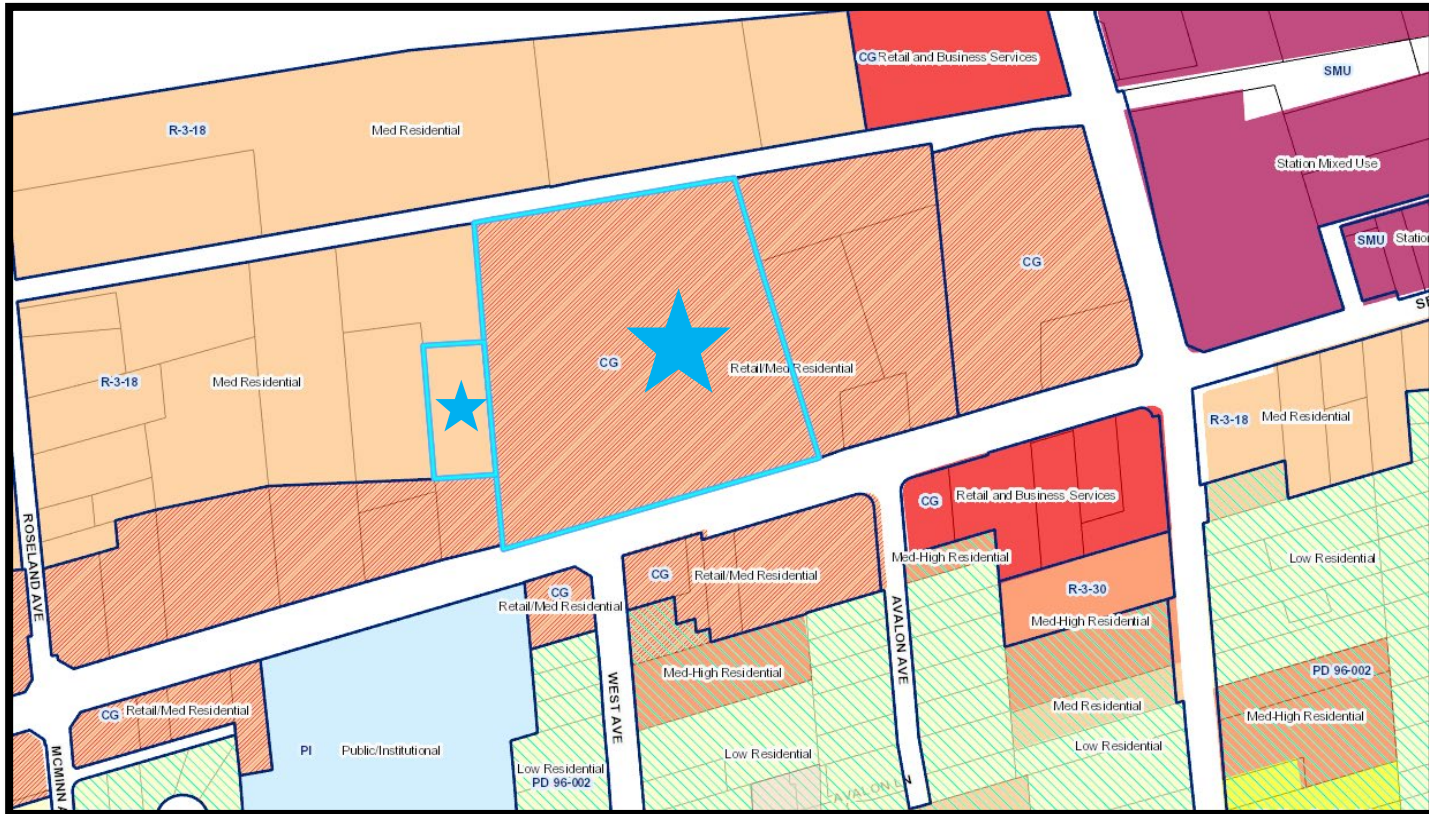
February 28, 2019	Tentative Map Approved by Planning Commission
June 25, 2019	City Council Upheld Commission's Approval
December 25, 2022	New Expiration Date Extended by Assembly Bill 1561 (18 Month Extension)
March 23, 2023	Planning Commission Approved Extension
July 11, 2023	City Council Upheld Commission's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

Project Location 665 & 883 Sebastopol Road

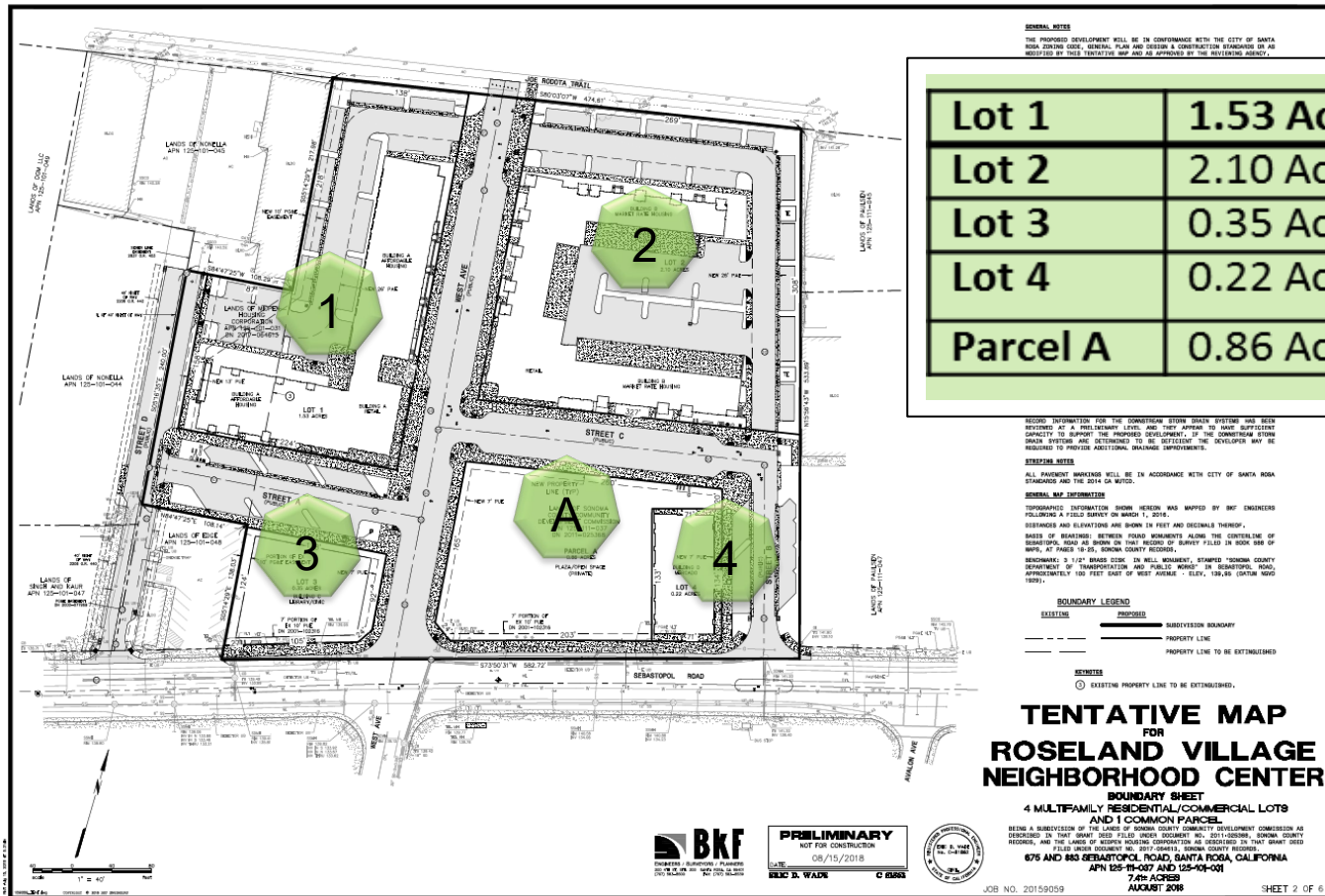


General Plan Land Use Designation: Med Residential & Retail/Med Residential

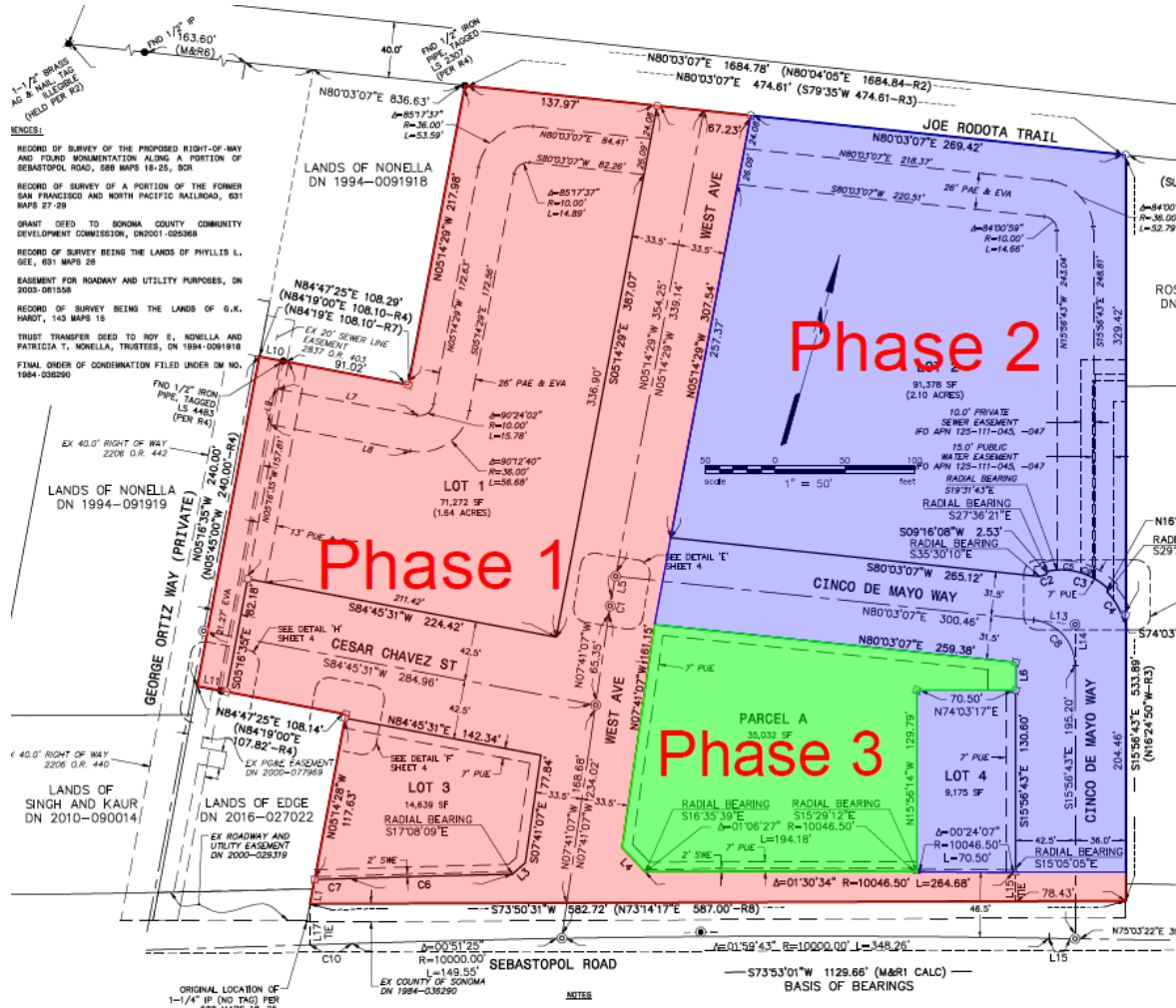
Zoning: Multi-Family Residential (R-3-18) & General Commercial (CG)



Approved Tentative Map



Phasing Exhibit

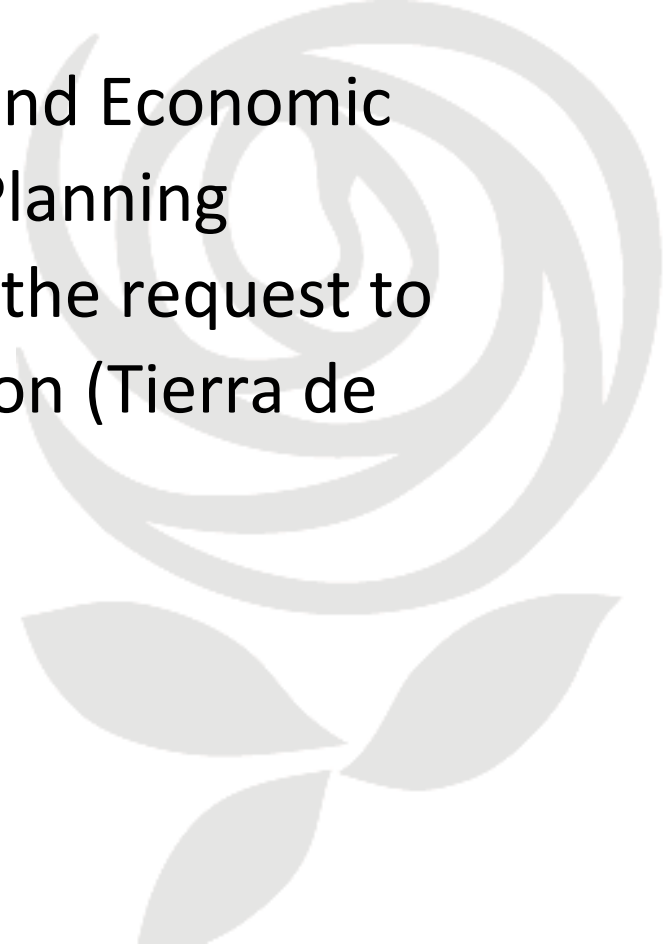


- Section 19-28.260 of the City Code governs filing of multiple final maps
- If tentative map has been approved and has not expired, the subdivision may still be phased with concurrence of the City Engineer and Planning Commission
- No public hearing required

- Concurrence of Planning Commission to allow the filing of multiple final maps does not affect the expiration date of the approved tentative map
- Four additional one-year extensions of time available for this tentative map

- **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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