

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
SEPTEMBER 28, 2023

PROJECT TITLE

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

APPLICANT

Sonoma County Community Development
Commission

ADDRESS/LOCATION

665 and 883 Sebastopol Road

PROPERTY OWNER

Sonoma County Community Development
Commission

ASSESSOR'S PARCEL NUMBER

125-111-037 and 125-101-031

FILE NUMBERS

Not Applicable

APPLICATION DATES

August 11, 2023

APPLICATION COMPLETION DATES

September 1, 2023

REQUESTED ENTITLEMENTS

Phased Tentative Map

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

General Commercial (CG) and Multi-
Family Residential (R-3-18)

GENERAL PLAN DESIGNATION

Retail/Med Residential and Medium
Density Residential

PROJECT PLANNER

Amy Nicholson

RECOMMENDATION

Approval

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Agenda Item #8.1
For Planning Commission Meeting of: September 28, 2023

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION

FROM: AMY NICHOLSON, SUPERVISING PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

SUBJECT: REQUEST TO PHASE THE ROSELAND VILLAGE (TIERRA DE
ROSAS) SUBDIVISION TENTATIVE MAP

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the request to phase the Roseland Village (Tierra de Rosas) Subdivision Tentative Map.

BACKGROUND

1. Project Description

The project includes a request to phase the previously approved Roseland Village Subdivision also known as Tierra de Rosas Tentative Map. The approved Tentative Map subdivides a 7.41-acre site into five lots to accommodate 175 multi-family units, including 75 affordable units, a civic building, marketplace, and a 1-acre public plaza.

As stated in the Phasing Request (Attachment 1), the proposal includes three phases with the initial phase, Phase 1, to 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. These improvements would include the curb-to-curb construction for the entire length of West Avenue, the westerly sidewalk, and all underground public and private utilities within the improved areas. The signal improvements, pedestrian crossing and the transit stop relocations at the

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intersection of West Avenue and Sebastopol Road will also be performed with Phase 1. Additionally, the private roadway improvements and underground utilities would be constructed for George Ortiz Way. The full construction of Cesar Chavez Street may be deferred to the Phase 2 improvements. At a minimum, the applicant must install an interim accessible pathway through the George Ortiz Way corridor to provide pedestrian connectivity to the parcels located to the west of the project site.

Phase 2 proposes to 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 will include the site improvements/on-site development of Parcel A.

Previously Approved Roseland Village Neighborhood Center		
Lot	Acres	Planned Future Use
1	1.53	One Apartment Building - Affordable Housing – 75 Units (Casa Roseland)
2	2.10	Two Apartment Buildings - Market Rate Housing with ground floor Retail – 175 Units
3	0.35	Civic Building
4	0.22	Mercado Food Hall
A	0.86	Public Plaza (Plaza Temporal)

2. Surrounding Land Uses

North: Joe Rodota Trail/Highway 12 Corridor
South: Commercial retail and restaurants
East: Commercial retail and restaurants (eastern half of Roseland Village Neighborhood Center; Paulsen Property)
West: Restaurant/gas station/industrial uses

The project site is surrounded on three sides by developed properties of differing uses and intensities primarily featuring single-story commercial development and commercial uses such as retail and restaurants. The Joe Rodota trail borders the project site immediately to the north. The nearest residential uses can be found approximately 250 feet south of the project site. Industrial uses and outdoor storage areas can be found further afield to the west of the project site on the north side of Sebastopol Road.

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3. Existing Land Use – Project Site

The 7.41-acre project site is located within the Roseland Area/Sebastopol Road Priority Development Area which was annexed into the City in November 2017. The site is comprised of two parcels owned by the Sonoma County Community Development Commission (CDC). 665 Sebastopol Road/APN125-111-037 is a 6.81-acre flat property. A single-story commercial retail building stands on the site and is currently occupied by a retailer and the Mitote Food Park. 883 Sebastopol Road/APN 125-101-031 is a flat 0.60-acre property which lies on the west side of the 6.81-acre property. The parcel is developed with a vacant commercial building and a parking lot.

4. Project History

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

ANALYSIS

1. General Plan

The CDC parcel is designated Retail & Business Services and Medium-Density Residential (8-18 du/ac) and denoted by the General Plan land use map as an Existing Community Shopping Center site. This mixed-use designation is applied where higher-density development is sought for investment, new homes, and job growth. The MidPen site is designated Medium Density Residential (8-18 du/ac) where higher residential density development is sought.

The Planning Commission and City Council found the project to advance several goals of the General Plan in that it demonstrated a well-designed compact mixed-use development on the Sebastopol Road Corridor and Roseland Priority Development Area with higher-density residential that included low-income and market-rate housing options and commercial development that provides residents, workers, and visitors with increased access to public transit, pedestrian facilities, and bicycle routes.

2. Zoning Code

The project site has two zoning districts with the larger parcel zoned General Commercial (CG) and the smaller parcel zoned Multi-Family Residential (R-3-18).

Zoning for the surrounding properties includes:

North: General Commercial (CG) zoning district
South: General Commercial (CG) zoning district
East: General Commercial (CG) zoning district
West: R-3-18 (Multi-family Residential) zoning district.

Lot Size: The Zoning Code does not provide for a specific lot size minimum or maximum in the CG zoning district. Alternatively, the Zoning Code allows for the CG lot size to be determined via the tentative map process based on factors such as characteristics of the site and surroundings and environmental constraints. Most of Lot 1 and all of Lots 2, 3, and 4, and Parcel A are located in the CG-zoned portion of the project site. The Planning Commission and City Council found that the proposed lot sizes are adequate to house the respective development planned for each site with no environmental constraints.

Approximately 0.6 acres of the 1.53-acre Lot 1 will be in the R-3-18 zoning district. The minimum lot size in R-3-18 is 6,000 square feet for interior lots and 7,000 square feet for corner lots. Proposed Lot 1 is consistent with the minimum lot size requirements of the R-3-18 zoning district.

Lot Width: The CG zoning district does not have minimum lot dimensions, while the R-3-18 Zoning District has a minimum lot width requirement of 80 feet for interior lots and 90 feet for corner lots. The project will comply with these dimensional requirements.

No changes are proposed to the Tentative Map with this phasing request.

3. City Code

Section 19-28.260 of the Santa Rosa City Code governs the filing of multiple final maps. Pursuant to this Section, if the filing of multiple maps is contemplated prior to receiving approval or conditional approval of the tentative map, the subdivider must show the probable boundaries of each phase of the subdivision on the tentative map. If the tentative map has already been approved and has not expired, the subdivision may still be phased with the concurrence of the City Engineer.

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This Section states that no public hearing is required if the tentative map has previously received approval. An original tentative map or a previously approved tentative map is processed the same as any other tentative map with the exception of holding a public hearing on a previously approved tentative map. However, this procedure will not limit the authority of the Planning Commission to impose reasonable conditions relating to the filing of multiple final maps. The concurrence of the Planning Commission to allow the filing of multiple final maps shall not affect the expiration date of the approved tentative map, which is December 25, 2023. Consistent with the Subdivision Map Act and Title 19 of the Santa Rosa City Code, there are four additional one-year extensions of time available for this tentative map.

4. Summary of Public Comments

No public comments have been received at the time of drafting this Staff Report.

5. Public Improvements

No new public improvements are required as a part of this request to phase. In response to the phasing request, the City Engineer has determined the specific conditions of approval listed in the project's most recent Engineering Development Services Exhibit A, that shall be met prior to the completion of each map phase. Each phase of the Subdivision must provide all necessary improvements for the specific phase. For a comprehensive list of on- and off-site improvements by Phase, refer to Attachment 4 – Engineering Development Services Exhibit A, dated September 18, 2023.

FISCAL IMPACT

Approval of the Project will not have an effect on the General Fund.

ENVIRONMENTAL IMPACT

The project is consistent with the Roseland Area/Sebastopol Road Specific Plan. On November 2016, the City Council, concurrent with the adoption of the Roseland Area/Sebastopol Road Specific Plan, certified the Roseland Area/Sebastopol Road Specific Plan EIR (SCH 2016012030). The density, design, and infrastructure plan under the proposed project is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the Specific Plan. No special circumstances or potential new impacts related to the Project has been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Specific Plan EIR. The Specific Plan EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject property.

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Pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines Section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration.

No changes in the project are proposed in connection with this request to phase; there have been no changes in circumstances resulting in new or more severe impacts; and there is no new information indicating that the project will have one or more significant effects not discussed in the previous negative declaration. Therefore, further environmental review is not required.

The proposed project is also statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15182 and Government Code Section 65457 which applies to land subdivisions for residential, commercial and mixed-use projects that are consistent with a specific plan for which an EIR was prepared. Specifically, the Project is within the Roseland Area/Sebastopol Road Specific Plan Area and implements the vision of this Plan. Additionally, an EIR for the Roseland Area/Sebastopol Road Specific Plan was certified by the City Council in November 2016.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

PUBLIC NOTIFICATION

No mailed, on-site, or newspaper noticing was completed for the subject phasing request.

ISSUES

There are no unresolved issues related to this Project.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Subdivision Phasing Request
Attachment 3 – Phasing Exhibit
Attachment 4 – Engineering Development Services Exhibit A dated September 18, 2023

Resolution

CONTACT

Amy Nicholson, Supervising Planner

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