

RESOLUTION NO. 12037

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FOR FIVE PARCELS AT 324, 324, 328/340, 330, 350/358 YOLANDA AVENUE (ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024, 044-072-006, 044-072-007, AND 044-072-008) FROM RETAIL AND BUSINESS SERVICES TO LIGHT INDUSTRY, AND FOR ONE PARCEL AT 0 YOLANDA AVENUE (ASSESSOR'S PARCEL NO. 044-390-061) FROM MEDIUM-HIGH DENSITY RESIDENTIAL TO LIGHT INDUSTRY FOR THE YOLANDA INDUSTRIAL PROJECT; FILE NO. PRJ19-002

WHEREAS, the proposed General Plan amendment is part of the Fall 2020 General Plan Amendment Package, and

WHEREAS, on September 28, 2018, an application requesting a General Plan Amendment for five parcels, identified as Assessor's Parcel Nos. 044-081-029, 044-081-024, 044-072-006, 044-072-007, and 044-072-008, from the Retail and Business Services to the Light Industry, and one parcel, Assessor's Parcel No. 044-390-061, from the Medium-High Density Residential to Light Industry; was submitted to the Planning and Economic Development Department; and

WHEREAS, the Light Industry land use designation is intended to accommodate light industrial, warehousing, and heavy commercial uses including bulk or warehoused goods, general warehousing, and manufacturing/assembly with minor nuisances; and

WHEREAS, adoption of the Yolanda Industrial Project General Plan Amendment is consistent with the applicable goals and policies of the 2035 General Plan and staff finds justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area. In a quarterly analysis prepared by Keegan & Coppin Company, Inc., the vacancy rate for industrial space has hovered at approximately five percent, for eight quarters, with zero square footage of new industrial construction planned; and

WHEREAS, on November 12, 2020, the Planning Commission held a duly noticed public hearing to consider said General Plan Amendment for the Yolanda Industrial Project; and

WHEREAS, at its November 12, 2020, meeting, the Planning Commission recommended that a that Council adopt a Mitigated Negative Declaration for the Yolanda Industrial Project; and

WHEREAS, the Planning Commission finds that a General Plan Amendment to Light Industry for the subject properties is justified to achieve the objectives and policies of the General Plan in that:

- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan. Since the adoption of the Santa Rosa General Plan 2035, the City has implemented a robust set of regulations allowing various

cannabis uses, which have consumed much of the City's industrial space, resulting in a consistently low vacancy rate.

General Plan 2035 also identifies Santa Rosa's share of Regional Housing Needs Allocation (RHNA) as 4,662 units, as assigned by Association of Bay Area Governments (ABAG). The City's quantified housing objective, or its response to its RHNA assignment, is to construct 4,917 new units by 2023 (Table 4-33: Quantified Objectives, 2015-2023). The approximately 0.45-acre parcel, identified as Assessor's Parcel No. 044-390-061, currently designated for residential development is land-locked and depends on access from Yolanda Avenue through the project site, rendering it unlikely to be developed for residential uses in the future. Given its current zoning, R-3-15, which allows one residential unit per 2,900 square feet, it has a development potential of six residential units.

The Yolanda Industrial Project General Plan Amendment is part of the Fall 2020 General Plan Amendment Package. The package also includes a land use amendment for 3575 Mendocino Avenue, a housing development that will increase the development potential by 371 residential units. In accordance with the Housing Crisis Act of 2019 (SB 330) and Section 65863(c)(1), there will be no net loss of residential density due to the concurrent adoption of these projects within the Fall 2020 General Plan Amendment Package.

Pursuant to City Code Chapter 21-02, all new commercial development, including industrial or retail uses, are subject to the Commercial Linkage Fee, which shall be used by the City's Housing Authority only for the development of housing situated within the City limits that is affordable to households of lower and moderate incomes, including, but not limited to, the acquisition of property, costs of construction, including costs associated with planning, administration and design, as well as actual building or installation costs, and program administration. Housing associated with commercial linkage fees shall be subject to a minimum 55-year affordability agreement with the Housing Authority.

Therefore, amending the land use designation will help meet the commercial and light industrial needs of Santa Rosa business operators and will not result in a net loss to land designated for residential development; and

- B. The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584.

As discussed in the previous finding, the proposed amendment has been found to be consistent with General Plan 2035, and will not preclude the City from meeting its share of housing development as assigned by ABAG.

Also discussed above, the proposed amendment would result in the possible reduction of six residential units given current land use designation and zoning. In accordance with the Housing Crisis Act of 2019 (SB 330) and Section 65863(c)(1), there will be no net loss of residential density due to the concurrent adoption of the Downtown Station Area

Specific Plan zoning implementation package which rezones properties within the Downtown Station Area to accommodate an additional 5,275 housing units beyond the 2007 Downtown Station Area Specific Plan and existing Housing Element.

To further offset the reduction in land designated for housing development as proposed by the Yolanda Industrial Project, the Fall 2020 General Plan Amendment Package also includes an amendment to increase the allowable residential density at 3575 Mendocino Avenue, which will result in an increase of 371 units.

- C. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. Five of the properties included in the General Plan Amendment, that are currently designated for Retail and Business Services, include a mix of commercial and light industrial uses more appropriate for the Light Industry land use designation, including warehousing, auto repair and manufacturing uses. The remaining parcel is land-locked and, if developed, would depend on access from Yolanda Avenue through the project site; and
- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments. The area proposed for land use amendment to Light Industry is within the Santa Rosa Avenue Priority Development Area where all utilities and services are available; and

E. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and identified potentially significant impacts in Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Noise and Tribal Resources. The project impacts would be mitigated to a less-than-significant level through implementation of the Mitigation Monitoring and Reporting Program (MMRP) prepared in conjunction with the MND for the project. A Notice of Intent to adopt an MND was posted with the California State Clearinghouse and the Sonoma County Clerk's Office, initiating a 30-day public comment period commencing June 30, 2020. One comment was received from Graton Rancheria was received requesting additional language requiring consultation with affiliated tribes in the event of any discovery of tribal resources occurs during construction activities. The language was added to the MND.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa recommends approval by the City Council of a General Plan Amendment for five parcels (Assessor's Parcel Nos. 044-081-029, -024, 044-072-006, -007, and -008) from the Retail and Business Services and one parcel (Assessor's Parcel No. 044-390-061) from the Medium-High Density Residential to Light Industry.


REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 12th day of November 2020, by the following vote:


AYES: (6) Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, and Commissioner Peterson

NOES: (0)

ABSTAIN: (1) Commissioner Okrepkie

ABSENT: (0)

APPROVED: 
Patti Cisco (Nov 16, 2020 16:43 PST)
PATTI CISCO, CHAIR

ATTEST: 
ANDREW TRIPPEL, EXECUTIVE SECRETARY

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Final Audit Report

2020-11-17

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