

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF THE PROPERTIES LOCATED AT 324, 324, 328/340, 330, 350/358 YOLANDA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024, 044-072-006, 044-072-007, AND 044-072-008, FROM THE CG (GENERAL COMMERCIAL) ZONING DISTRICT TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT AND THE PROPERTY LOCATED AT 0 YOLANDA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NO. 044-390-061, FROM THE R-3-15 (MULTIFAMILY RESIDENTIAL) ZONING DISTRICT TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT ; FILE NUMBER PRJ19-002

WHEREAS, on January 22, 2019, an application requesting to Rezone the properties at 324, 324, 328/340, 330, 350/358 Yolanda Avenue, also identified as Assessor's Parcel Numbers 044-081-029, 044-081-024, 044-072-006, 044-072-007 and 044-072-008 from the CG (General Commercial) zoning district, and the property located at 0 Yolanda Avenue, also identified as Assessor's Parcel Number 044-390-061, was submitted to Planning and Economic Development requesting to rezone all properties to the IL (Light Industrial) zoning district, which is consistent with the General Plan land use designation of Light Industry; and

WHEREAS, the IL (Light Industrial) zoning district is the standard zoning district that implements the General Plan land use designation of Light Industry; 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, on November 12, 2020, the Planning Commission approved a resolution recommending that Council adopt a Mitigated Negative Declaration for the Yolanda Industrial Project; and

WHEREAS, on November 12, 2020, the Planning Commission recommended that a General Plan Amendment to Light Industry on the project site is justified to achieve the objectives and policies of the General Plan, and

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of properties situated at 324, 324, 328/340, 330, 350/358 Yolanda Avenue, also identified as Assessor's Parcel Nos. 044-081-029, 044-081-024, 044-072-006, 044-072-007 and 044-072-008, in the CG (General Commercial) zoning district, and the present classification of the property situated at 0 Yolanda Avenue, also identified as Assessor's Parcel No. 044-390-061, is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed Rezoning is consistent with the goals and policies of all elements of the General Plan in that it implements the General Plan land use designation of Light Industry. At its meeting on November 12, 2020, the Planning Commission adopted a resolution recommending to Council a General Plan Amendment to change the land use designation for the subject six properties to Light Industry. Rezoning the properties to the IL (Light Industrial) zoning district will maintain General Plan consistency; and
- B. The proposed Rezoning area is not located within a specific plan area; and
- C. The proposed Rezoning would not be detrimental to the public interest, health, safety, convenience or welfare. The Yolanda Industrial Project plans have been reviewed by City staff, outside agencies, utility companies, and the Graton Rancheria and Lytton Rancheria tribes, including the review of an Initial Study/Mitigated Negative Declaration that includes a Mitigation Monitoring and Reporting Program (MMRP) that will reduce any potential impacts to a less than significant level. The Planning Commission, at its meeting held on November 12, 2020, by resolution, recommended to Council adoption of the Mitigated Negative Declaration and General Plan Amendment. The subject Rezoning will implement the new land use designation of Light Industry; and
- D. The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was conducted that resulted in the preparation of a Mitigated Negative Declaration, for which the project description included analysis of the proposed Rezoning. A Notice of Intent to adopt a Mitigated Negative Declaration 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; and
- E. The site is physically suitable for the type, density, and intensity of uses permitted by right in the IL (Light Industrial) zoning district, including access, utilities, and the absence of physical constraints. The area was previously designated for commercial uses, and the six subject properties operate completely independently in terms of circulation from the commercial properties to the west and north; the light industrial, commercial and residential uses to the east; and the residential and commercial uses to the south. Any future proposals that require additional discretionary review will be reviewed based on the operating characteristics of the proposed use.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

- 1. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that a building permit(s) for this development, or any part thereof, are issued.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the adoption of the Rezoning of the properties situated at 0, 324, 324, 328/340, 330, 350/358 Yolanda Avenue, also identified as Assessor's Parcel Numbers 044-081-029, 044-081-024, 044-072-006, 044-072-007, 044-072-008, and 044-390-061 from the CG (General Commercial) zoning district to the IL (Light Industrial) zoning district.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: \_\_\_\_\_  
CHAIR

ATTEST: \_\_\_\_\_  
EXECUTIVE SECRETARY

DRAFT