

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN FOR THE T&L MICRO CANNABIS FACILITY FROM RETAIL AND BUSINESS SERVICES TO LIGHT INDUSTRY FOR THE PROPERTIES AT 3515 AND 0 INDUSTRIAL DRIVE, ASSESSOR'S PARCEL NUMBERS 148-050-027 AND 148-041-049 – FILE NUMBER GPAM19-003 (PRJ19-039).

WHEREAS, on September 30, 2019, applications for T&L Micro Cannabis Facility, a 19,500 square-foot Cannabis Cultivation, Manufacturing (non-volatile), and Distribution facility in an existing commercial/industrial building on a 1.01-acre project site located at 3515 and 0 Industrial Drive, also identified as Sonoma County Assessor's Parcel Numbers 148-050-027 and 148-041-049, were submitted to Planning and Economic Development and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Retail & Business Services to Light Industry, a request to rezone from General Commercial (CG) zoning district to the Light Industrial (IL) zoning district, and a Conditional Use Permit for Cannabis Cultivation greater than 5,000 square feet, with Manufacturing (non-volatile) and Distribution; and

WHEREAS, the Project requires a General Plan Amendment, changing the General Plan land use designation from Retail and Business Services to Light Industry; and

WHEREAS, the proposed General Plan amendment is part of the Fall 2020 General Plan Amendment Package, 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, in accordance with the California Environmental Quality Act (CEQA) a draft initial study was prepared for the project; and

WHEREAS, the draft initial study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Mitigated Negative Declaration for the project be prepared; and

WHEREAS, the requested General Plan Amendment for the Project is within the scope of the Mitigated Negative Declaration environmental impact report for the T&L Micro Cannabis Facility, entitled *T&L Commercial Microbusiness Facility*; and

WHEREAS, adoption of the T&L Micro Cannabis Facility General Plan Amendment is consistent with the applicable goals and policies of the 2035 General Plan; and

WHEREAS, the staff findings justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area; and

WHEREAS, on November 12, 2020, the Planning Commission held a noticed public hearing to consider a General Plan Amendment for T&L Micro Cannabis Facility; and

WHEREAS, the Planning Commission finds that the Project is consistent with the following General Plan goals and policies:

LAND USE AND LIVABILITY	
LUL-A	Goal – Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.
LUL-K	Goal – Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.
ECONOMIC VITALITY	
EV-B	Goal – Facilitate the retention and expansion of existing businesses and provide sufficient land for business expansion and attraction of new employers that utilize the area’s existing labor pool.
EV-B-7	Focus business attraction efforts on filling vacancies in commercial and industrial structures. With the Redevelopment Agency and Economic Development and Housing Department, develop incentives for those efforts such as low cost loans for tenant improvements, façade improvements, and new business incubation.
EV-C-2	Establish an inventory of ready-to-go non-residential sites complete with zoning, infrastructure, and environmental clearances.
EV-D	Goal – Maintain the economic vitality of the downtown, business parks, offices and industrial areas.

WHEREAS, the Planning Commission finds that a General Plan Amendment to Light Industry on the project site 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 in that the General Plan seeks to protect the industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods and amending the land use designation would not impact residential land uses, would ensure that the industrial land supply continues to meet economic needs, and would foster a compact development pattern that reduces travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide by reducing demand for new industrial development;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that amending the general plan would allow for

industrial uses that aligns the property with its neighbors, as well as the actual current intensity of use of the building, would not foreseeably increase the intensity of the property's use nor have any foreseeable effect on the public's health, safety, convenience, or welfare, and would result in the highest and best use of the property, as well as the most valuable in terms of production, tax revenue, and jobs created;

- C. 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 in that the property is currently developed with a two-story commercial/industrial building, which could accommodate a wide variety of light industrial uses, while maintaining compatibility with neighboring properties, a change to the general plan is necessary to better utilize the space, and an industrial designation better reflects the property's current occupancy as a furniture warehouse, the changed character of the overall neighborhood, and the property's adjacency to one of the City's largest industrial zones; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study/Mitigated Negative Declaration was prepared for the proposed project and determined the proposed project would result in potentially significant impacts in: Air Quality, Greenhouse Gases, and Transportation. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project, which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards. On November 12, 2020, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration (MND) for the T&L Micro Cannabis Facility, for which the project description included analysis of the proposed General Plan Amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa is recommending approval by the City Council of a General Plan Amendment on the subject properties from Retail and Business Services 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:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

CHAIR

Resolution No. _____

ATTEST: _____
EXECUTIVE SECRETARY

DRAFT