



January 29, 2018 (revised February 9, 2018)

Gary Arnone
275 Ironstone Court
San Rafael, CA 94903

RE: 414 Yolanda Avenue, Assessor's Parcel No. 044-072-012, to the IL (Light Industrial) zoning district

Dear Mr. Arnone;

Further to our telephone conversation several weeks ago, and my voicemail message Friday, the purpose of this letter is to inform you that staff will recommend that your property, located at 414 Yolanda Avenue, Assessor's Parcel No. 044-072-012, be included in a Rezoning project that involves three other parcels (Assessor's Parcel Nos. 044-072-019, 044-072-021 and 044-072-022) along Yolanda Avenue contiguous to, and west of yours. All four parcels are within the CG (General Commercial) zoning district, which is not consistent with the General Plan land use designation of Light Industry. Staff's recommendation will be to rezone all four parcels into the IL (Light Industrial) zoning district, which is consistent with General Plan.

When we talked, you expressed your concern about a zoning change and the impacts that may have on current or future occupants. If there is an existing use in your building that is legally permitted within the current CG (General Commercial) zoning district and would not otherwise be permitted within the IL (Light Industrial) zoning district, the use would be considered legal, non-conforming, and would be grandfathered in. In fact, pursuant to Zoning Code Section 20-61.020, if a legal, non-conforming use stops, a new business operator can continue the same type of non-conforming use if the new business is operating within six months of the time the previous business ceased to operate. For your reference, I have included the land use tables for the IL (Light Industrial) zoning district and the Zoning Code Section 20-61.020.

During our discussion, I explained the benefits of participating in this rezoning. The current fee for processing a Rezoning application is \$16,657 (entitlement application plus two public hearing fees). Because the City will be including your property on an existing Rezoning application for which the fees have already been paid, there will be no additional fees required.



I hope this letter reinforces our conversation and follow up voicemail, and puts your mind at ease. If you have questions, or want additional information, please do not hesitate to contact me.

Here is my contact information:

Susie Murray, City Planner
Planning and Economic Development
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Santa Rosa, CA 95404

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Email: smurray@srcity.org

Sincerely,


Susie Murray
City Planner

Enclosures