

RESOLUTION NO. 28760

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM GENERAL INDUSTRY TO LIGHT INDUSTRY FOR THE PROPERTY LOCATED AT 2960-2970 DUTTON AVENUE, ASSESSOR'S PARCEL NUMBER 043-134-053 - FILE NUMBER GPAM15-003

WHEREAS, on January 28, 2016, the Planning Commission conducted a hearing in consideration of a General Plan Amendment for the property located at 2960-2970 Dutton Avenue, also identified as Assessor's Parcel Number 043-134-053; and

WHEREAS, the staff of the Department of Planning and Economic Development conducted an analysis and rendered an environmental determination that the proposed General Plan Amendment would not have significant effects on the environment in that the proposed project falls within the scope of the Dutton Avenue Light Industrial Buildings Mitigated Negative Declaration adopted on November 4, 1999, and an addendum to the adopted Mitigated Negative Declaration was prepared on January 20, 2016; and

WHEREAS, the staff finds justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area, the surrounding land uses, the existing zoning classification, in addition to compliance with the following goals and policies of the General Plan:

- LUL-K Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhood.

- EV-B Facilitate the retention and expansion of existing business and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.

- EV-C-2 Establish an inventory of ready-to-go non-residential sites complete with zoning, infrastructure, and environmental clearances.

- EV-D Maintain the economic vitality of the downtown, business parks, offices and industrial areas; and

WHEREAS, on January 28, 2016, the Planning Commission adopted Resolution No. 11744 recommending that the City Council approve the General Plan Amendment; and

WHEREAS, the City Council finds that a General Plan Amendment to change the land use designation from General Industry to Light Industry on the subject 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.

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

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.

D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the proposed project falls within the scope of the Dutton Avenue Light Industrial Buildings Mitigated Negative Declaration adopted on November 4, 1999, and an addendum to the adopted Mitigated Negative Declaration was prepared on January 20, 2016; and

WHEREAS, the proposed General Plan amendment is part of the Spring 2016 General Plan Amendment Package.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa Rosa hereby approves a General Plan Amendment changing the land use designation on the subject property from General Industry to Light Industry.

IN COUNCIL DULY PASSED this 29th day of March, 2016.

AYES: (6) Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Combs, Coursey, Wysocky

NOES: (0)

ABSENT: (1) Council Member Olivares

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
Interim City Clerk Mayor

APPROVED AS TO FORM:

City Attorney