

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: MONET SHEIKHALI, CONTRACT PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: GASPARINI REZONING – 368 YOLANDA AVENUE – APN 044-
072-009 – FILE NO. REZ16-004
AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an Ordinance to rezone the property located at 368 Yolanda Ave from CG (General Commercial) to IL (Light Industrial) District consistent with the General Plan.

EXECUTIVE SUMMARY

The project involves a rezoning of a single parcel from CG (General Commercial) to IL (Light Industrial). The General Plan land use designation for the site is Light Industry, which is consistent with the proposed IL zoning district. The applicant is proposing to maintain the existing use, which is light industrial. There are no proposed changes to the site at this time.

BACKGROUND

1. Project Description

Rezone the property located at 368 Yolanda Avenue from CG to IL for consistency with the Light Industry General Plan land use designation.

2. Surrounding Land Uses

North: Industrial truck terminal
South: Multi-Family Residential/Industrial
East: Light manufacturing
West: Light manufacturing/warehousing

3. Existing Land Use – Project Site

The subject site is roughly 0.98 acres of flat, paved land supporting a light industrial warehousing use of approximately 15,000 square feet. The existing structure was constructed in 1964.

4. Project History

On September 26, 2016, the applicant submitted a Rezoning Application to rezone the property from CG to IL for consistency with the Light Industry General Plan land use designation.

On October 19, 2016, a Notice of Application was mailed to property owners within a 400-foot radius of the subject site.

On February 9, 2017, the Planning Commission recommended (7-0) approval of the rezoning from CG to IL.

PRIOR CITY COUNCIL REVIEW

Not applicable to this project.

ANALYSIS

1. General Plan

The subject site is within the Light Industry General Plan land use designation. This designation is described as being a land use category appropriate for industrial uses such as, but not limited to, light manufacturing, warehousing, automotive repair, home improvement and landscape material retail.

The proposed rezone to IL would bring the subject site into conformance with the Light Industry designation, supporting light manufacturing and warehousing uses.

The following General Plan goals and policies are applicable to the project:

- 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 completed with zoning infrastructure, and environmental clearances.
- EV-D Maintain the economic vitality of the downtown, business parks, offices and industrial areas.

Based on review of the above goals and policies, it is staff's position that the proposed rezoning is consistent with the General Plan goals and policies. The proposal will provide General Plan consistency for the site, while preserving industrial land.

2. Zoning

North: General Commercial
South: R-3-15 (Single and Multi-Family Residential)
East: Light Industrial
West: General Commercial

The site is currently zoned CG, which is not consistent with the General Plan land use designation of Light Industrial. The applicant is requesting to rezone the site to the IL zoning district for General Plan consistency.

3. Neighborhood Comments

A Notice of Application and Notice of Public Hearing were mailed to all property owners within 400 feet of the project site. In addition, a public hearing sign was installed on site, and a notice was placed in the newspaper. As of the time of this writing, no comments have been received by the Planning and Economic Development Department.

4. Public Improvements/On-Site Improvements

Not applicable.

FISCAL IMPACT

There is no fiscal impact from approving this rezoning.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21083.3 provides that if a proposed development project is consistent with the General Plan and an environmental impact report was certified with respect to that General Plan, environmental review "shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report. Similarly, CEQA Guidelines Section 15183 states that "projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." The proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements. Review of

the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project and which were not addressed in the General Plan EIR, nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Planning Commission held a public hearing for the project on February 9, 2017. No public comments were received during the meeting. Following the public hearing, the Commission voted unanimously (7-0) to adopt a resolution recommending that the Council approve the proposed rezoning.

NOTIFICATION

The project was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, and bulletin board postings at City Hall and on the City website.

ISSUES

City staff has no unresolved issues with the project.

ATTACHMENTS

Attachment 1 - Disclosure Form
Attachment 2 - Location Map
Attachment 3 - Neighborhood Context Map
Attachment 4 - General Plan & Zoning Map
Attachment 5 - Planning Commission Meeting Minutes of February 9, 2017
Attachment 6 - Planning Commission Resolution No. 11811
Ordinance - Rezoning

CONTACT

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