

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF PROPERTY LOCATED AT 368 YOLANDA AVENUE FROM CG (GENERAL COMMERCIAL) TO IL (LIGHT INDUSTRIAL) DISTRICT; APN 044-072-009 – FILE NUMBER REZ16-004

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the IL (Light Industrial) District is an appropriate zoning designation for the property located at 368 Yolanda Avenue (“Subject Property”), and that the reclassification to the IL (Light Industrial) District is appropriate in light of the Subject Property’s physical configuration and its location adjacent to established development. The Council further finds and determines that:

1. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the rezoning to IL will bring the property into conformance with the General Plan land use designation and will allow for light industrial use as intended by the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed project has been reviewed in compliance with California Environmental Quality Act (CEQA) Section 21083.3 and CEQA Guidelines Section 15183. 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 Environmental Impact Report (EIR), nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR; and
4. The site is physically suitable, including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities, for the proposed reclassification.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Title 20 of the Santa Rosa City Code is amended by amending the “Zoning Map of the City of Santa Rosa,” as described in Section 20-20.020, so as to change the classification of Assessor’s Parcel Number 044-072-009 to the IL (Light Industrial) District.

Section 3. Environmental Determination. The Council finds that the environmental effects of the proposed rezoning were evaluated as part of the General Plan 2035 Environmental

Impact Report, certified by the Council on November 3, 2009 (SCH No. 2008092114). There are no significant environmental impacts which are peculiar to the parcel or to the project which were not addressed in that 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.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on April 18, 2017.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of _____, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

Interim City Attorney