

RESOLUTION NO. 28390

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT FROM OFFICE AND VERY LOW DENSITY RESIDENTIAL TO RETAIL AND BUSINESS SERVICES FOR BICENTENNIAL MARKETPLACE LOCATED AT 3366, 3380 MENDOCINO AVENUE AND ASSORTED PARCELS (APN(S): 173-050-004/005/006/007/008/010/011) AND APPROXIMATELY 15,000 SQUARE FEET OF 3340 MENDOCINO AVENUE (APN: 173-050-009) - FILE NUMBER MJP10-003

WHEREAS, on July 14, 2011, the Planning Commission conducted a hearing in consideration of a General Plan Amendment for properties located at 3340, 3366, 3380 Mendocino Avenue and assorted parcels (APN(S): 173-050-004/005/006/007/008/009/010/011) based on finding that the General Plan Amendment and Rezoning would not have a significant impact on the environment and other findings made pursuant to Planning Commission resolutions 11578, 11579, and 11580; and

WHEREAS, on September 27, 2011, the City Council adopted a General Plan Amendment to change eight parcels from Office and Very Low Density Residential to Retail and Business Services; however, an error was made in the resolution wording and the entire parcel at 3340 Mendocino Avenue was included in the redesignation where only a 15,000 square foot portion of the parcel was intended to be redesignated from Very Low Density Residential to Retail and Business Services; and

WHEREAS, on December 10, 2013, the City Council considered a revised resolution to amend the General Plan designation for the parcels located at 3366, 3380 Mendocino Avenue and assorted parcels (APN(s): 173-050-004/005/006/007/008/010/011) and approximately 15,000 square feet of 3340 Mendocino Avenue (APN: 173-050-009); and

WHEREAS, the City Council found that the General Plan Amendment would not have a significant effect on the environment and adopted a Negative Declaration for the General Plan Amendment and Rezoning pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council finds that Retail and Business Service-designated land is needed to meet demands for retail space; and

WHEREAS, the City Council finds that a General Plan Amendment to the Retail and Business Services designation on the subject site is justified to achieve the following objectives and policies of the Economic Vitality Element of the General Plan:

EV-A Maintain a positive business climate in the community.

EV-B 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-1 Monitor land use and development trends in the city to ensure an adequate supply of land that offers diverse use designations and development intensities.

EV-B-2 Identify industries whose employee needs will utilize the area's existing talent pool, and develop strategies to attract such employers.

EV-C Promote new retail and higher density uses along the city's regional/arterial corridors.

EV-C-1 Develop a retail and business services strategy to locate regional and local serving industries, and ensure appropriate location of such uses along major regional/arterial corridors. Incorporate initiatives to retain and expand existing retail and business service uses.

Retail and business services need to be located in areas with heavy pass-by traffic, good visibility, and image.

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

WHEREAS, the Council finds that a General Plan Amendment to Retail and Business Services 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; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves a General Plan Amendment on the subject properties from Office and Very Low Density Residential to Retail and Business Services.

IN COUNCIL DULY PASSED this 10th day of December, 2013.

AYES: (6) Mayor Bartley, Vice Mayor Swinth, Council Members Combs, Olivares, Ours, Wysocky

NOES: (0)

ABSENT: (1) Council Member Carlstrom

ABSTAIN: (0)

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney