

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: BILL ROSE, SUPERVISING PLANNER (PRESENTER)
PLANNING AND ECONOMIC DEVELOPMENT
SUSIE MURRAY, CITY PLANNER (AUTHOR)
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: YOLANDA REZONING – 376, 380, 386 AND 414 YOLANDA
AVENUE, CITY FILE NO. REZ17-011

AGENDA ACTION: ORDINANCE

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce and adopt an ordinance to rezone the properties located at 376, 380, 386 and 414 Yolanda Avenue (Assessor's Parcel Nos. 044-072-012, -019, -021 and -022) from the CG (General Commercial) zoning district to the IL (Light Industrial) zoning district.

EXECUTIVE SUMMARY

Rezoning the properties located at 376, 380, 386 and 414 Yolanda Avenue (Assessor's Parcel Nos. 044-072-012, -019, -021 and -022) from the CG (General Commercial) zoning district to the IL (Light Industrial) zoning district, for General Plan consistency.

BACKGROUND

1. Project Description

The original application for the Yolanda Rezoning project (Project) proposed to rezone three properties, which are located at 376, 380 and 386 Yolanda Avenue, from the CG (General Commercial) zoning district to the IL (Light Industrial) zoning district, for General Plan consistency. In doing so, the parcel located at 414 Yolanda Avenue, adjacent and to the east of the three parcels being rezoned, would be the only one within the immediate vicinity with zoning inconsistent with the General Plan land use designation. As such, staff is recommending that all four parcels be rezoned into the IL (Light Industrial) zoning district, which implements the Light Industry land use designation of the General Plan. There is no additional development proposed as part of this project.

2. Surrounding Land Uses

North: Retail and Business Services

South: Medium High Density Residential (18-30 units per acre) and Low Density Residential (2-8 units per acre)

East: Light Industry

West: Light Industry

3. Existing Land Use – Project Site

All four properties have been operating with light industrial uses. Current uses include a precision metal fabricator, an electrical contractor, general contractor, welding service, and automotive transmission service. There are three vacant units.

4. Project History

On September 9, 2017, a Rezoning application was submitted to Planning and Economic Development for the properties at 376, 380 and 386 Yolanda Avenue.

On February 1, 2018, a letter was mailed to the property owner of 414 Yolanda Avenue (copy attached), advising that staff would recommend that this property be included in the area to be rezoned. In a subsequent telephone conversation, the property owner was not opposed to being included in the Rezoning.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation is Light Industry, which is intended to accommodate light industrial, warehousing and heavy commercial uses.

Applicable General Plan goals and policies include:

LAND USE AND LIVABILITY

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

ECONOMIC VITALITY

EV-A-4 Provide expedited permit review processing for time-sensitive development proposals which meet General Plan goals.

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.

The proposed rezoning will allow appropriate uses that implement the Light Industry land use designation, as shown in Zoning Code Table 2-10 (attached), to proceed through the entitlement process efficiently by eliminating unnecessary delays due to inconsistency with the General Plan.

2. Other Applicable Plans

Not applicable.

3. Zoning

The properties are currently within the CG (General Commercial) zoning district, which is not consistent with the Light Industry General Plan land use designation.

Zoning for surrounding properties:

North: CG (General Commercial)
South: PD (Planned Development)
East: IL (Light Industrial)
West: IL (Light Industrial)

The Project proposes to reclassify four properties into the IL (Light Industrial) zoning district for General Plan consistency. As mentioned previously, the original application included three of the four parcels, leaving one parcel zoned inconsistently with the General Plan land use designation. Pursuant to Zoning Code Section 20-64.020(B)(3), the Director, upon review of an application, may elect to include a larger area in the study of the Zoning Map amendment request.

4. Design Guidelines

Not applicable.

5. Historic Preservation Review Standards (CHB only)

Not applicable.

6. Neighborhood Comments

During the Planning Commission hearing on March 8, 2018, several neighbors expressed concern about rezoning the properties into the IL (Light Industrial) zoning district. The concerns were mostly regarding the potential for cannabis uses being allowed adjacent to residential neighborhoods.

Response: The land use has been determined by the General Plan. Any future proposal to operate a cannabis-related use facility would require some level of discretionary review. There are no cannabis-related uses allowed by right in the IL (Light Industrial) zoning district.

7. Public Improvements/On-Site Improvements

Not applicable; no new development is proposed at this time.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The project has been found to comply with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan 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. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On March 8, 2018, the Planning Commission considered the initial Rezoning request including the parcels located at 376, 380 and 386 Yolanda Avenue, and staff's recommendation to include the parcel located at 414 Yolanda Avenue. The Commission recommended (6-0) that Council Rezone all four parcels.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, all required public noticing was done, including the installation of a public hearing sign centered along the Yolanda Avenue project frontage, a mailed Notice of Public Hearing to property owners within 400 feet of the Rezoning boundary, and a Notice of Public Hearing published in the Press Democrat.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: General Plan and Zoning Exhibit
- Attachment 4: Zoning Code Chapter 20-24 (Industrial Districts, including Table 2-10)
- Attachment 5: Letter to 414 Yolanda Avenue Property Owner, prepared by Susie Murray, dated January 29, 2018 (revised February 9, 2018)
- Attachment 6: Planning Commission Resolution No. 11886, dated March 8, 2018
- Ordinance: Rezone to the IL (Light Industrial) zoning district

CONTACT

Susie Murray, City Planner
Planning and Economic Department
smurray@srcity.org
707-543-4348