
FALL 2020 GENERAL PLAN AMENDMENT PACKAGE

YOLANDA INDUSTRIAL PROJECT

General Plan and Zoning Amendments

0, 324, 324, 328/340, 330, 358/358 & 326/368 Yolanda Avenue

December 8, 2020

Susie Murray, Senior Planner
Planning and Economic Development

Yolanda Industrial Project - Council Actions

- Mitigated Negative Declaration (Full project, seven parcels)
- General Plan Amendment – Change five parcels from Retail & Business Services and one parcel from Medium-High Density Residential to Light Industry
- Rezoning five parcels from the General Commercial and one parcels from Multifamily Residential zoning districts to the Light Industrial zoning district

Additional Actions Required

- Design Review – Redevelop 350/358 and 326/368 Yolanda Avenue
- Conditional Use Permit – Cannabis Retail, Non-volatile Manufacturing and Distribution

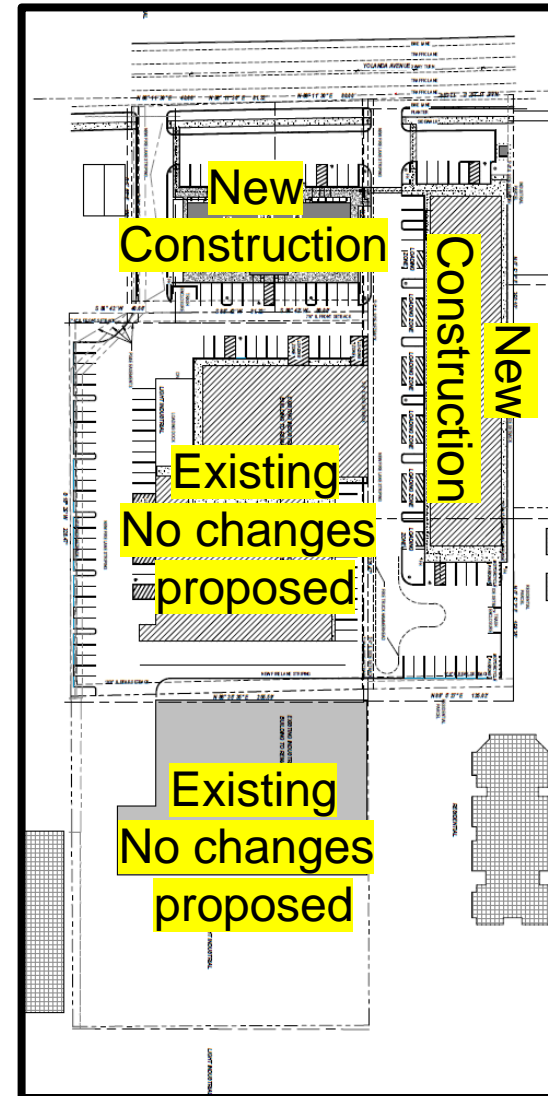
Mitigated Negative Declaration

- General Plan & Zoning Amendments

Five parcels from commercial to industrial
One parcel from residential to industrial

- Redevelopment along Yolanda Avenue

Demolish & reconstruct two buildings
Allow cannabis-related uses



0, 324, 324, 328/340, 330, 350/358 and 326/368 Yolanda Avenue

Existing uses:

- RV repair & sales
- Fireplace sales & manufacturing
- Flooring installation
- Plumbing & heating repair
- Gym
- Shoe recycling
- Used office furniture



- May 31, 2017 - CUP for operation of various cannabis uses at 368 Yolanda Avenue
- August 10, 2017 - DR to redevelop 324, 330 & 358 Yolanda Avenue
- April 20, 2018 - CUP for Cannabis Retail (dispensary)
- June 18, 2018 - Neighborhood Meeting for dispensary
- September 24, 2018 - Pre-application Meeting with staff (comprehensive project review)
- September 28, 2018 - GP Amendment application submitted
- November 14, 2018 - Cannabis Subcommittee selection

- November 26, 2018 - Appeal for Subcommittee decision
- January 22, 2019 - Rezoning application submitted
- March 12, 2019 - Council upheld Subcommittee decision
- August 7, 2019 - Neighborhood Meeting (GPAM & REZ)
- September 12, 2019 - DR to redevelop 368 Yolanda Avenue
- October 14, 2020 - Stop Work Order (SWO) issued for 328 Yolanda Avenue
- November 9, 2020 - Building permit submitted to address SWO
- November 12, 2020 - The Planning Commission made recommendation to Council

General Plan & Zoning (Existing)

Land Use Map

Zoning Map

Land Use

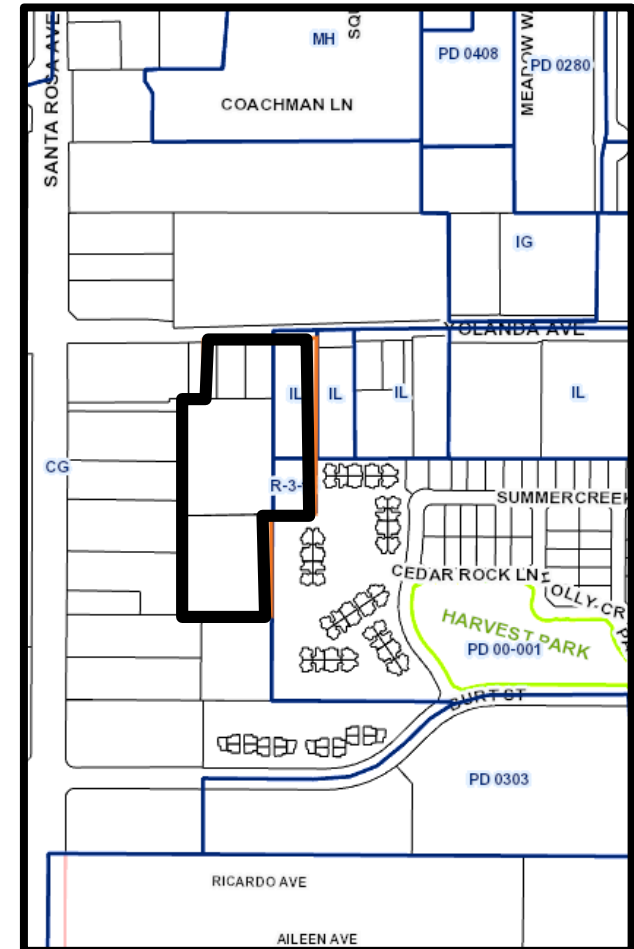
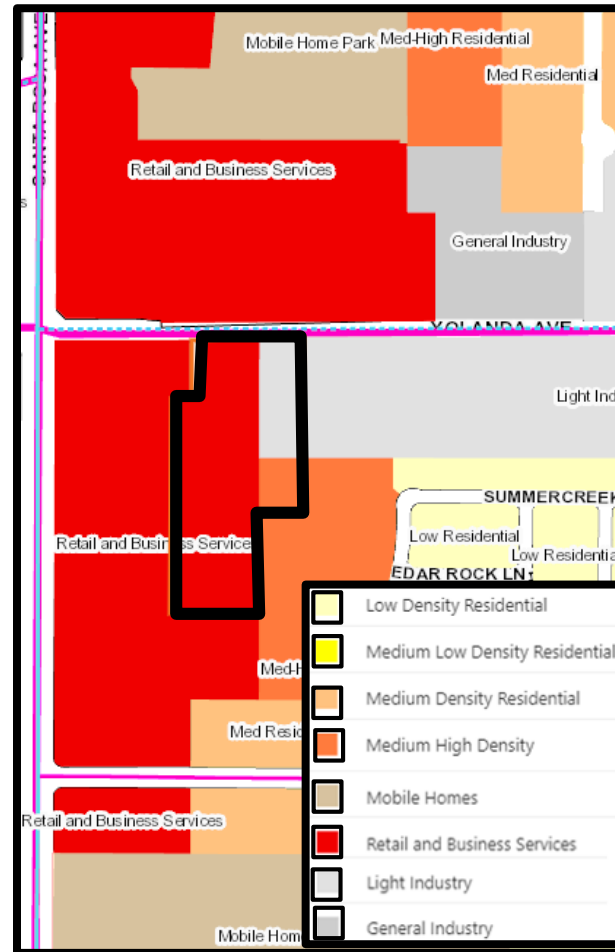
- Retail & Business Services
- Medium-High Residential
- Light Industry

Zoning

- General Commercial
- Multifamily Residential
- Light Industrial

Priority Development Area

- Santa Rosa Avenue



Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration
 - Circulated for a 30-day public review period commencing June 30, 2020
- Mitigation Monitoring & Reporting Program (MMRP):
 - Air Quality
 - Cultural & Tribal Resources
 - Geology & Soils
 - Greenhouse Gas Emissions
 - Hazard & Hazardous Materials
 - Noise

- **Senate Bill 330**
 - No net loss in land designated for residential uses
 - Loss of six potential units
 - Offset by potential development opportunities created by the Downtown Station Area Specific Plan & 3575 Mendocino Avenue
- **Stop Work Order**
 - Zoning Code 20-50.080 prohibits application processing if a code violation exists;
 - A building permit has been submitted to correct the pending code violation

All required noticing was done in compliance with Zoning Code Chapter 20-66, including:

- Onsite sign (three times)
- Published notice (two times)
- Mailed notice (four times)

No public comments have been received to date as of the date these slides were prepared.

The Planning Commission and Planning and Economic Development Department recommend that the Council by resolution, adopt a Mitigated Negative Declaration; by resolution approve General Plan amendments changing General Plan land use designations from Retail & Business Services to Light Industry or from Medium-High Density Residential to Light Industry; and introduce an ordinance rezoning from CG (General Commercial) or R-3 (Multi-family Residential) to IL (Light Industrial) for those parcels at 0, 324, 324, 328/340, 330, 350/358, and 326/368 Yolanda Avenue, which are also identified as Assessor's Parcel Numbers 044-081-029, 044-081-024, 044-072-006, 044-072-007, 044-072-008, 044-072-009, and 044-390-061; File No. PRJ19-002.

Susie Murray, Senior Planner
Planning and Economic Development
smurray@srcity.org
(707) 543-4348

