

RESOLUTION NO. RES-2020-212

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN LAND USE DIAGRAM AMENDMENT FOR TWO PARCELS AT 3515 AND 0 INDUSTRIAL DRIVE, ASSESSOR'S PARCEL NUMBERS 148-050-027 AND 148- 041-049, FROM RETAIL AND BUSINESS SERVICES TO LIGHT INDUSTRY FOR THE T&L MICRO CANNABIS FACILITY; FILE NUMBER GPAM19-003 (PRJ19-039)

WHEREAS, the proposed General Plan amendment is part of the Fall 2020 General Plan Amendment Package; and

WHEREAS, on September 30, 2019, an application requesting a General Plan Amendment from Retail & Business Services to Light Industry for two parcels located at 3515 and 0 Industrial Drive, also identified as Sonoma County Assessor's Parcel Numbers 148-050- 027 and 148-041-049, was submitted to Planning and Economic Development; and

WHEREAS, the Light Industry land use designation is intended to accommodate light industrial, warehousing, and heavy commercial uses including bulk or warehoused goods, general warehousing, and manufacturing/assembly with minor nuisances; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a draft initial study was prepared for the project; and

WHEREAS, the draft initial study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Mitigated Negative Declaration for the project be prepared; and

WHEREAS, the requested General Plan Amendment for the Project is within the scope of the Mitigated Negative Declaration environmental impact report for the T&L Micro Cannabis Facility project, entitled *T&L Commercial Microbusiness Facility*; and

WHEREAS, adoption of the T&L Micro Cannabis Facility General Plan Amendment is consistent with the applicable goals and policies of the 2035 General Plan; and

WHEREAS, the staff finds justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area, in that in a quarterly real estate market demand analysis prepared by Keegan & Coppin Company, Inc., the vacancy rate for industrial space has hovered at approximately five percent, for eight quarters, with zero square footage of new industrial construction planned; and

WHEREAS, on November 12, 2020, the Planning Commission held a duly noticed public hearing to consider adoption of the Mitigated Negative Declaration and a resolution recommending to City Council approval of the requested General Plan Amendment for the T&L Micro Cannabis Facility; and

WHEREAS, at its November 12, 2020, meeting, the Planning Commission, by a vote of 7-0 in favor of approval, adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the T&L Micro Cannabis Facility Project; and

WHEREAS, at its November 12, 2020, meeting, the Planning Commission found that the Project is consistent with the following General Plan goals and policies:

<b>LAND USE AND LIVABILITY</b>	
<b>LUL-A</b>	<b>Goal</b> – Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.
<b>LUL-K</b>	<b>Goal</b> – Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.
<b>ECONOMIC VITALITY</b>	
<b>EV-B</b>	<b>Goal</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.
<b>EV-B-7</b>	Focus business attraction efforts on filling vacancies in commercial and industrial structures. With the Redevelopment Agency and Economic Development and Housing Department, develop incentives for those efforts such as low cost loans for tenant improvements, façade improvements, and new business incubation.
<b>EV-C-2</b>	Establish an inventory of ready-to-go non-residential sites complete with zoning, infrastructure, and environmental clearances.
<b>EV-D</b>	<b>Goal</b> – Maintain the economic vitality of the downtown, business parks, offices and industrial areas; and

WHEREAS, at its November 12, 2020, meeting, the Planning Commission, by a vote of 7-0, voted to approve a resolution recommending that Council approve a General Plan Amendment for the T&L Micro Cannabis Facility, finding that a General Plan Amendment to Light Industry for the subject properties 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 in that the General Plan seeks to protect the industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods and amending the land use designation would not impact residential land uses, would ensure that the industrial land supply continues to meet economic needs, and would foster a compact development pattern that reduces travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide by reducing demand for new industrial development.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that amending the General Plan would allow for

industrial uses that aligns the property with its neighbors, as well as the actual current intensity of use of the building, would not foreseeably increase the intensity of the property's use nor have any foreseeable effect on the public's health, safety, convenience, or welfare, and would result in the highest and best use of the property, as well as the most valuable in terms of production, tax revenue, and jobs created.

- 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 in that the property is currently developed with a two-story commercial/industrial building, which could accommodate a wide variety of light industrial uses, while maintaining compatibility with neighboring properties, a change to the general plan is necessary to better utilize the space, and an industrial designation better reflects the property's current occupancy as a furniture warehouse, the changed character of the overall neighborhood, and the property's adjacency to one of the City's largest industrial zones.
  
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study/Mitigated Negative Declaration was prepared for the proposed project and determined the proposed project would result in potentially significant impacts in: Air Quality, Greenhouse Gases, and Transportation. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project, which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards. On November 12, 2020, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration (MND) for the T&L Micro Cannabis Facility, for which the project description included analysis of the proposed General Plan Amendment.

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NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa Rosa approves a General Plan Amendment for two parcels located at 3515 and 0 Industrial Drive, also identified as Sonoma County Assessor's Parcel Numbers 148-050-027 and 148-041-049, from Retail and Business Services to Light Industry.

IN COUNCIL DULY PASSED this 8th day of December, 2020.

AYES: (7) Mayor Schwedhelm, Vice Mayor Fleming, Council Members Dowd, Olivares, Rogers, Sawyer, Tibbetts

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

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

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney