

South Park Rezoning

November 5, 2019

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Planning and Economic Development

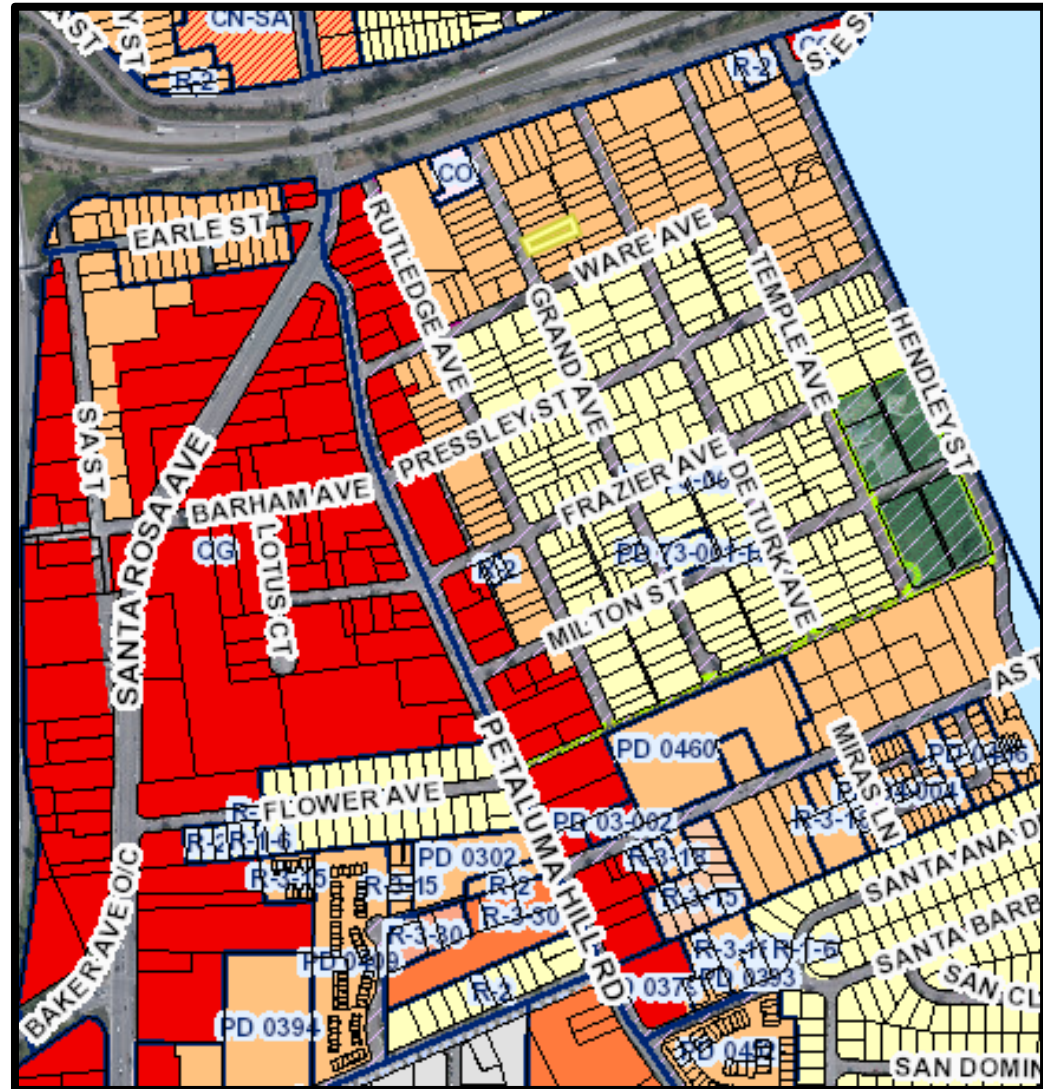
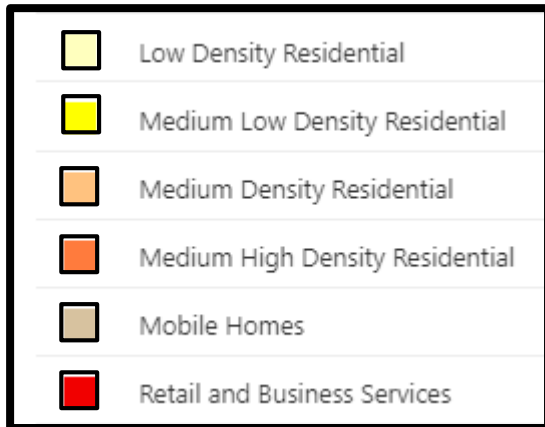
Cannabis Dispensary & Rezone (Commission)

- Conditional Use Permit – Approved
- Rezone – Recommendation to Council

Rezone (Council)

- From PD (Planned Development) to CG (General Commercial)
- 34 Parcels



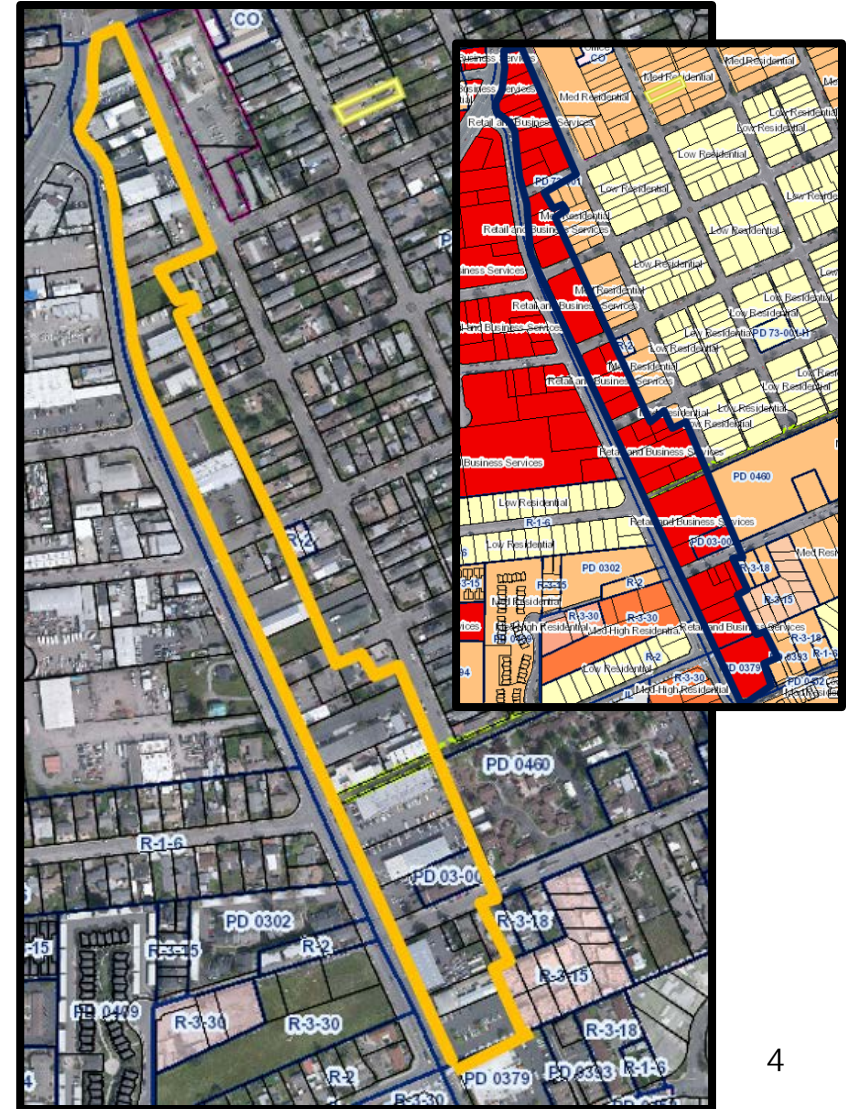


Current: Planned Development

Proposed: General Commercial

Benefits:

- Uses permitted by right (i.e. health clubs, general retail, restaurants, etc.);
- Promotes uses that are consistent with this General Plan land use designation;
- Legal non-conforming status can continue to operate (i.e. automotive repair facilities); and
- Quicker re-tenanting.



Existing Automotive Uses

- TL Tillets Automotive
- Roseland Smog
- ATA Auto Repair
- Marquis Auto Body
- European Sales & Service
- Larsen Auto Care
- GreenTech Automotive
- Compos Tires
- Bill's Automotive
- United Auto Center



Found in compliance with CEQA:

- Pursuant to CEQA Guidelines Section 15303 – Involves a change of use
- Pursuant to CEQA Guidelines Section 15301 – Involves minor modifications to an existing facility
- Pursuant to CEQA Guidelines Section 15332 – Infill development
- Pursuant to CEQA Guidelines Section 15183 – Consistent with General Plan

- How will it effect existing businesses, specifically small businesses and auto repair facilities?
- What effect will it have on property values?

There are no unresolved issues.

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council approve an ordinance to rezone the properties located along the east side of Petaluma Hill Road and Santa Rosa Avenue, south of Bennett Valley Road and north of Colgan Avenue, into the CG (General Commercial) zoning district for General Plan consistency.

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