

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING SEVEN PROPERTIES LOCATED ALONG WEST BARHAM AVENUE AND BARHAM AVENUE FROM THE PLANNED DEVELOPMENT 96-002 ZONING DISTRICT TO THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT, FILE NO. REZ22-003

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the reclassification to the Light Industrial (IL) Zoning District is appropriate for the properties located along West Barham Avenue and Barham Avenue, also known as Assessor's Parcel Nos. 125-281-032 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015, 037-101-020, to achieve General Plan consistency. The Council further finds and determines the following:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan in that the seven subject properties are designated as Light Industry on the General Plan Land Use Diagram and the IL (Light Industrial) zoning district implements that land use.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that no new development is being proposed and the proposed rezone is consistent with the General Plan.
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183(i), the proposed rezoning of Assessor's Parcel Nos. 125-281-032, 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015 and 037-101-020 qualifies for a streamlining measure because the proposed rezoning is consistent with the General Plan land use designation of Light Industry, for which an Environment Impact Report (EIR) was certified by Council in 2009 and there are no impacts peculiar to the project or impacts that were not analyzed in the prior General Plan EIR. Therefore, no additional environmental review is required.
- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation in that it is consistent with the General Plan Land use designation of Light Industry, which is intended to accommodate light industrial, warehousing and heavy commercial uses and any proposed development would be reviewed based on its own merits.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Title 20 of the Santa Rosa City Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as

to change the classification of Assessor's Parcel Nos. 125-281-032, 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015 and 037-101-020 to the Light Industrial Zoning District.

Section 3. Environmental Determination. The Council finds that the adoption and implementation of this ordinance complies with the California Environmental Quality Act under section 15183(i) in that the proposed rezoning of Assessor's Parcel Nos. 125-281-032, 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015 and 037-101-020 is consistent with the General Plan land use designation of Light Industry, for which an Environment Impact Report (EIR) was certified by Council in 2009 and there are no impacts peculiar to the project or impacts that were not analyzed in the prior General Plan EIR. Therefore, no additional environmental review is required.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on March 28, 2023.

IN COUNCIL DULY PASSED AND ADOPTED this 28th day of March, 2023.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor Rogers

APPROVED AS TO FORM: _____
Sue A. Gallagher, City Attorney