

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING THE PROPERTIES LOCATED AT 376, 380, 386 AND 414 YOLANDA AVENUE TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT, FILE NO. REZ17-011

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 IL (Light Industrial) zoning district is appropriate for the properties located at 376, 380, 386 and 414 Yolanda Avenue, also known as Assessor's Parcel Nos. 044-072-012, 044-072-019, 044-072-021 and 044-072-022 (Subject Properties), to achieve General Plan consistency. The Council further finds and determines that:

1. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that rezoning the Subject Properties to the IL (Light Industrial) zoning district will implement the Light Industry General Plan land use designation; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the properties are already developed and no new development is proposed as part of this reclassification; the properties have been operating for several years with legal, non-conforming, light industrial uses; and rezoning the Subject Properties would make zoning consistent with the General Plan land use designation; and
3. The Subject Properties are physically suitable for the proposed reclassification, including compatibility with adjoining land uses, access, provision of utilities, and absence of physical constraints, in that the Subject Properties are currently developed and all utilities are available at that location.

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. 044-072-012, 044-072-019, 044-072-021 and 044-072-022 to the IL (Light Industrial) zoning district.

Section 3. Environmental Determination. The proposed reclassification of the Subject Properties has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is consistent with the General Plan, for which the Council certified an Environment Impact Report (EIR) on November 3, 2009. Pursuant to CEQA Guidelines 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 reclassification of the Subject Properties that were not analyzed and addressed in a prior EIR.

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 May 1, 2018.

IN COUNCIL DULY PASSED AND ADOPTED this 8th day of May 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney