

## RESOLUTION NO. 11811

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 368 YOLANDA AVENUE TO THE LIGHT INDUSTRIAL (IL) DISTRICT - ASSESSOR'S PARCEL NUMBER 044-072-009 - FILE NUMBER REZ16-004

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 368 Yolanda Avenue in the General Commercial (CG) District is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the rezoning to IL (Light Industrial) will allow for a full range of light industrial uses, as well as commercial service uses and activities that are envisioned by the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Rezoning to IL (Light Industrial) zoning district is consistent with the policies of the Santa Rosa General Plan 2035 in that rezoning will allow for a full range of light industrial uses that are projected by the General Plan and the project is consistent with CEQA Section 21083.3 and Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), there are no new environmental effects peculiar to the property or the project and no new information, and thus additional environmental review is not required;
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
- E. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

1. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s)

for this development, or any part thereof, are issued.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 368 Yolanda Avenue from the General Commercial (CG) District to the Light Industrial (IL) District, said property more precisely described as: Assessor's Parcel Number(s) 044-072-009.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 9<sup>th</sup> day of February 2017, by the following vote:

AYES: (7) Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED:   
Chair

ATTEST:   
Executive Secretary