



JK Industrial Building Rezoning

City Council Meeting
November 15, 2016

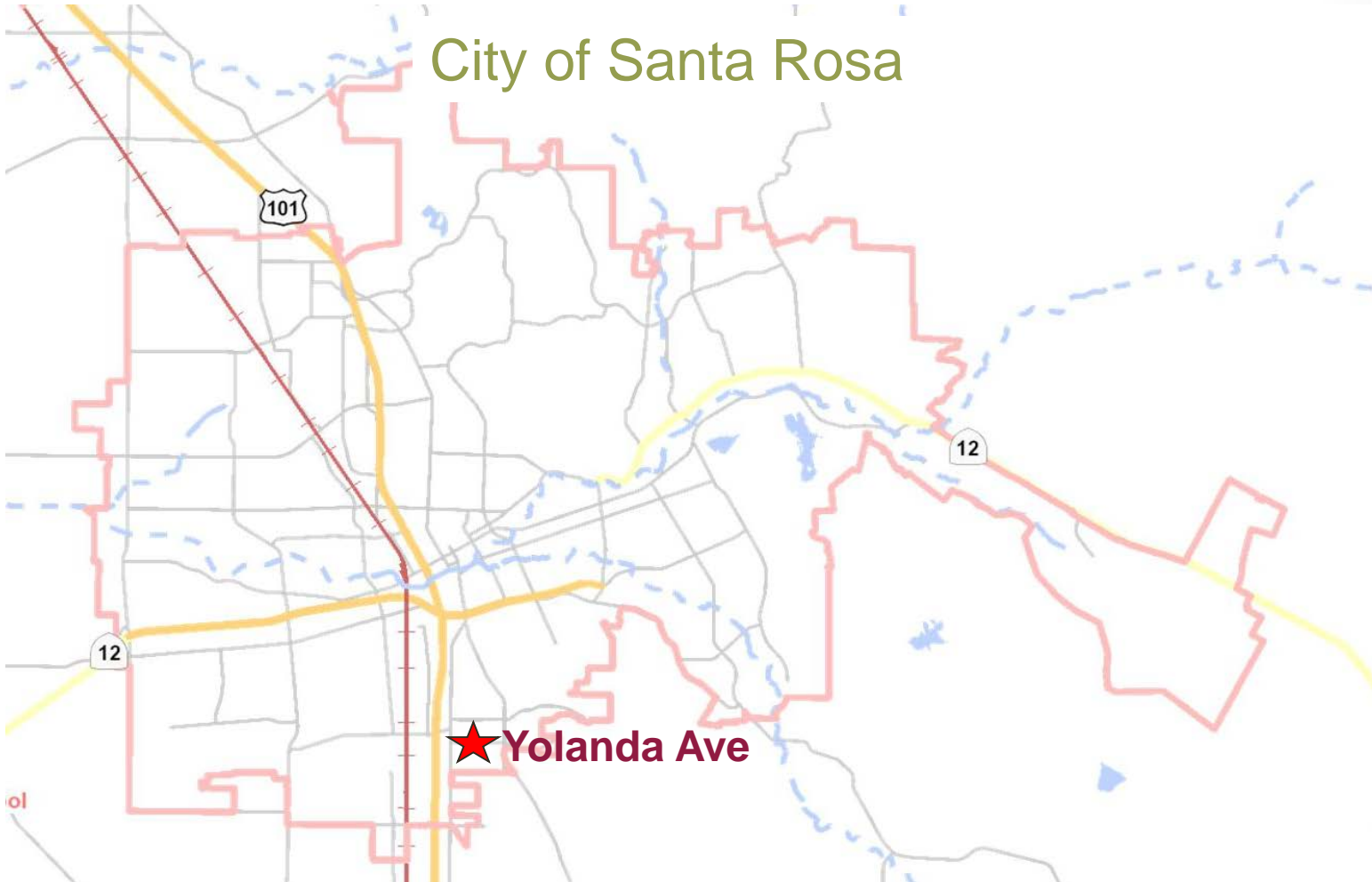
Monet Sheikhali
Contract City Planner
Planning and Economic Development

Project Description

Rezone of property at 372 Yolanda Avenue from CG (General Commercial) to IL (Light Industrial), for consistency with the Light Industry General Plan land use designation.

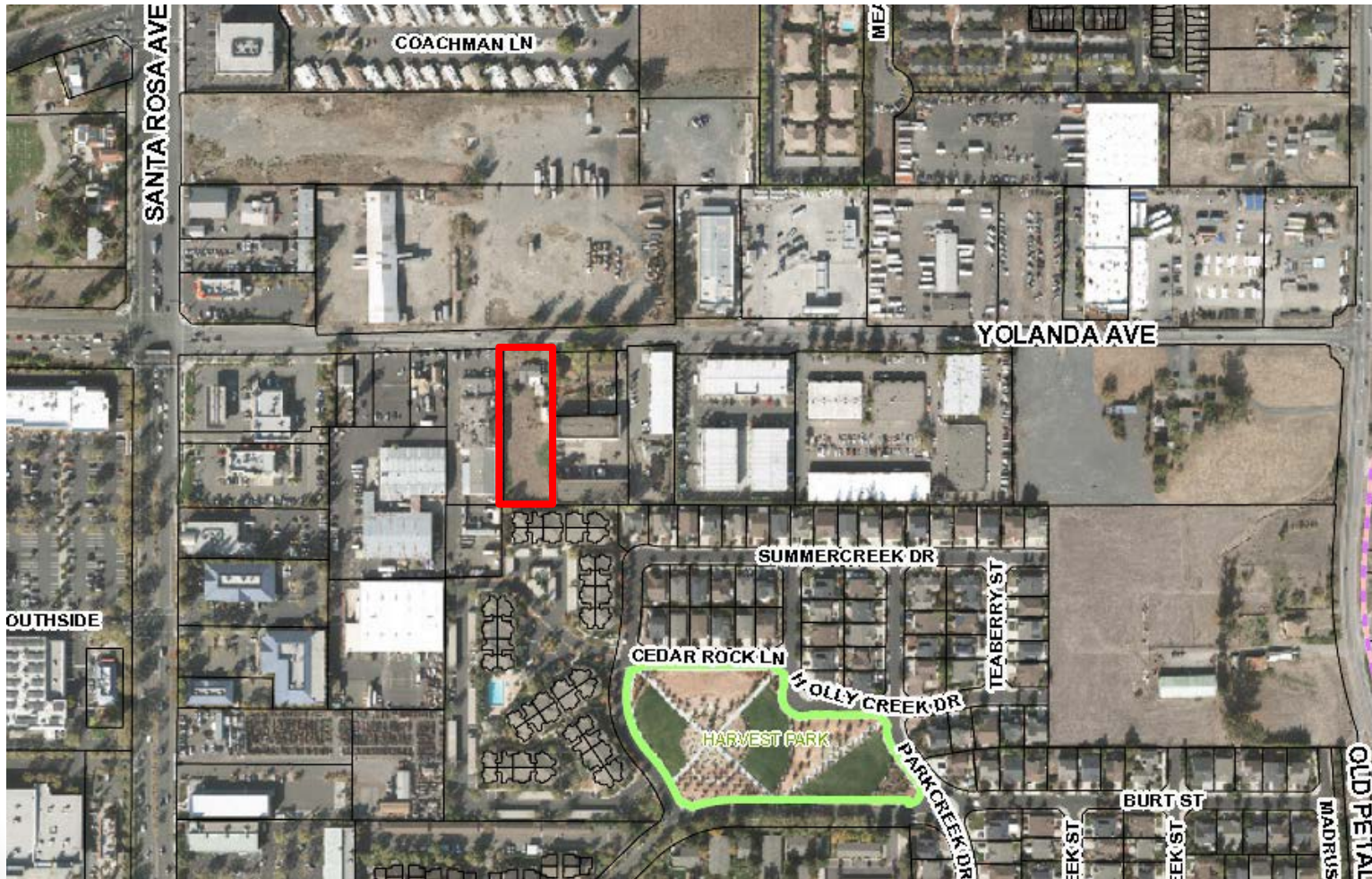
Project Location

372 Yolanda Avenue

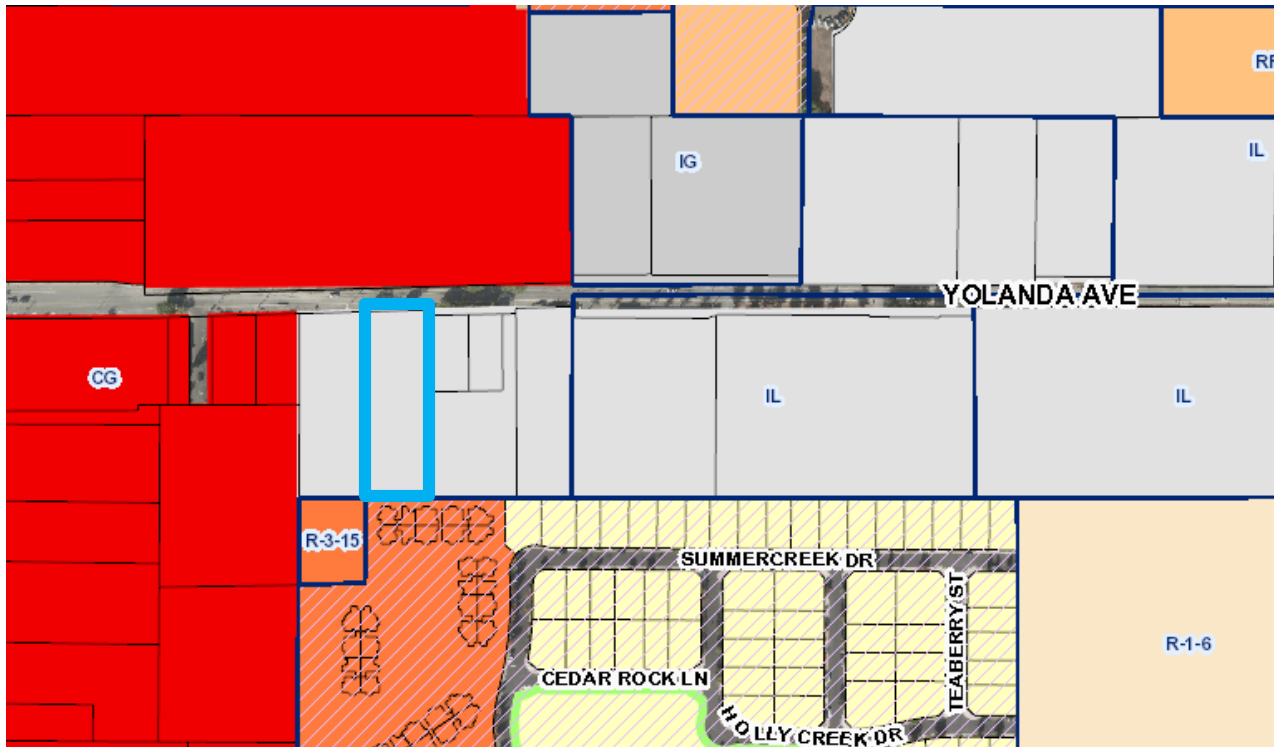


Project Location

372 Yolanda Avenue



General Plan and Zoning



- Country Residential (0.05-0.2 units per acre)
- Very Low Density Residential (0.2-2.0 units per acre)
- Low Density/Open Space (2.0-8.0 units per acre)
- Low Density Residential (2.0-8.0 units per acre)
- Medium Low Density Residential (8.0-13.0 units per acre)
- Medium Density Residential (8.0-18.0 units per acre)
- Medium High Density Residential (18.0-30.0 units per acre)
- Transit Village Medium (25.0-40.0 units per acre)
- Mobile Homes (4.0-18.0 units per acre)
- Transit Village Mixed Use (40 units per acre minimum)
- Retail & Business Services
- Office
- Business Park
- Light Industry
- General Industry
- Public/Institutional
- Parks and Recreation
- Open Space
- Agriculture

Project History

- **December 16, 2014** – The applicant submitted Minor Design Review and Rezoning applications.
- **January 15, 2015** – An Issues letter was sent to the applicant.
- **April 6, 2016** – A Minor Conditional Use Permit was submitted.
- **May 19, 2016** – The Zoning Administrator approved the Minor Design Review and Minor Conditional Use Permits, subject to approval of the Rezoning of the property.
- **July 28, 2016** – The Planning Commission recommended (7-0) approval of the rezoning from CG to IL.



Environmental Review

California Environmental Quality Act (CEQA)

- The project complies with the California Environmental Quality Act (CEQA) Section 21083.3 and Guidelines Section 15183 in that it is consistent with the City of Santa Rosa General Plan and complies with Zoning Code requirements.

Issues

- No unresolved issues

Public Comments

- Staff received one phone call in support of this project

Recommendation

- It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an Ordinance approving the rezoning of the property located at 372 Yolanda Avenue from CG (General Commercial) to IL (Light Industrial) for consistency with the Light Industry General Plan land use designation.

Questions

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