

ORDINANCE NO. ORD-2020-020

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING OF THE PROPERTIES LOCATED AT 324, 324, 328/340, 330, 350/358 YOLANDA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024, 044-072-006, 044-072-007, AND 044-072-008, FROM THE CG (GENERAL COMMERCIAL) ZONING DISTRICT TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT AND THE PROPERTY LOCATED AT 0 YOLANDA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NO. 044-390-061, FROM THE R-3-15 (MULTIFAMILY RESIDENTIAL) ZONING DISTRICT TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT; FILE NUMBER PRJ19-002

WHEREAS, on December 8, 2020, the Council approved a General Plan Amendment to change the land use designation for the subject six properties from Retail and Business Services and Medium-High Density Residential to Light Industry; and

WHEREAS, after public hearing, the Council determined that the current zoning for the properties at 324, 324, 328/340, 330, 350/358 Yolanda Avenue, also identified as Assessor's Parcel Numbers 044-081-029, 044-081-024, 044-072-006, 044-072-007 and 044-072-008 from the General Commercial (CG) zoning district, and that the current zoning for the property located at 0 Yolanda Avenue, also identified as Assessor's Parcel Number 044-390-061, is no longer appropriate; and

WHEREAS, rezoning the six parcels into the Light Industrial (IL) zoning district is consistent with the Light Industry land use designation of the General Plan.

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

Section 1. The proposed Rezoning is consistent with the goals and policies of all elements of the General Plan in that it implements the General Plan land use designation of Light Industry. At its meeting on December 8, 2020, the City Council approved a General Plan Amendment to change the land use designation for the subject six properties to Light Industry. Rezoning the properties to the IL (Light Industrial) zoning district will maintain General Plan consistency. The area proposed to be rezoned is not located within a specific plan area; and

Section 2. The proposed Rezoning would not be detrimental to the public interest, health, safety, convenience or welfare. The Yolanda Industrial Project plans have been reviewed by City staff, outside agencies, utility companies, and the Graton Rancheria and Lytton Rancheria tribes, including the review of an Initial Study/Mitigated Negative Declaration that includes a Mitigation Monitoring and Reporting Program (MMRP) that will reduce any potential impacts to a less than significant level. The Council, at its meeting held on December 8, 2020, by resolution, adopted of the Mitigated Negative Declaration and approved a General Plan Amendment for the subject parcels to the Light Industry land use designation. The requested Rezoning will implement the new land use designation of Light Industry; and

Section 3. The rezoning area is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested Light Industrial zoning designation in that the area is generally developed and all City

services are available. The area was previously designated for commercial and residential uses, and the six subject properties operate completely independently in terms of circulation from the commercial properties to the west and north; the light industrial, commercial and residential uses to the east; and the residential and commercial uses to the south. Five of the six parcels currently within the General Commercial zoning district are currently operating with uses that are generally more appropriate for the Light Industrial zoning district. The approximately 0.45-acre area currently designated for residential uses is land-locked and would require access through the project site from Yolanda Avenue, rendering it unlikely to be developed with residential uses in the future. All future proposals that require additional discretionary review will be reviewed based on the operating characteristics of the proposed use.

Section 4. Environmental Determination. The proposed Rezoning has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was conducted that resulted in the preparation of a Mitigated Negative Declaration, for which the project description included analysis of the proposed Rezoning. A Notice of Intent to adopt a Mitigated Negative Declaration was posted with the California State Clearinghouse and the Sonoma County Clerk’s Office, initiating a 30-day public comment period commencing June 30, 2020; and

Section 6. 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 7. 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 December 8, 2020

IN COUNCIL DULY PASSED AND ADOPTED this 15th day of December 2020.

AYES: (6) Mayor C. Rogers, Vice Mayor N. Rogers, Council Members Alvarez, Fleming, Sawyer, Schwedhelm

NOES: (0)

ABSENT: (1) Council Member Tibbetts

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney