
FALL 2020 GENERAL PLAN AMENDMENT PACKAGE

YOLANDA INDUSTRIAL PROJECT

General Plan and Zoning Amendments

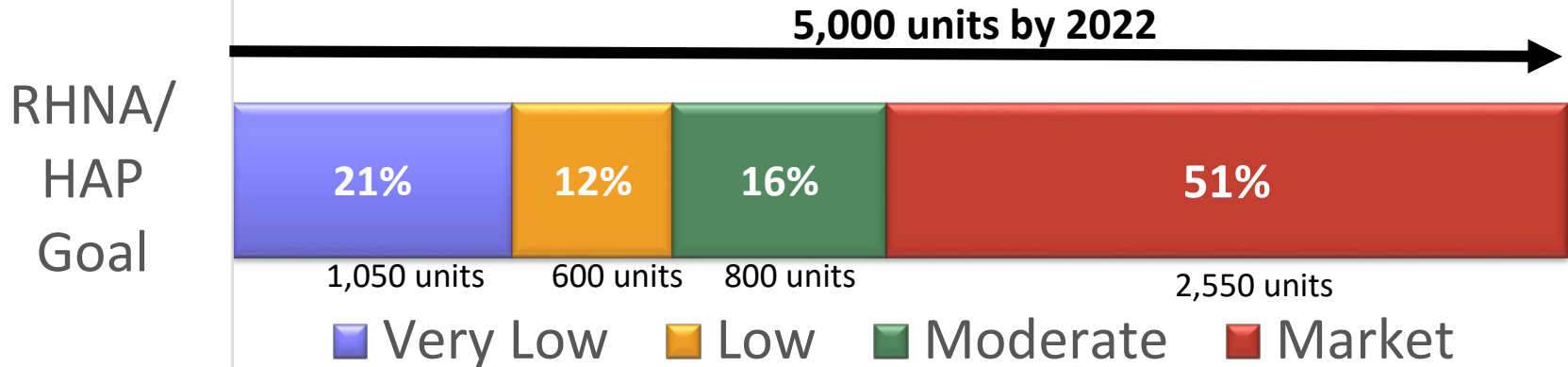
0, 324, 324, 328/340, 330, 358/358 & 368 Yolanda Avenue

November 12, 2020

Susie Murray, Senior Planner
Planning and Economic Development

Yolanda Industrial Project - Proposes amendments to land use and zoning to allow cannabis-related uses for six contiguous parcels

- Mitigated Negative Declaration – Expanded scope
- General Plan Amendment – Change from Retail & Business Services and Medium-High Density Residential to Light Industry
- Rezoning the area from the CG (General Commercial) and R-3-15 (Multifamily Residential) zoning districts to the IL (Light Industrial) zoning district.



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Yolanda Industrial Project:

- Reduction of land designated for residential uses
- Not included in calculations to meet RHNA requirements
- Complies with Assembly Bill 330; no net loss in land designated for residential uses

0, 324, 324, 328/340, 330, 350/358 and 368 Yolanda Avenue

Assessor's Parcel Nos:

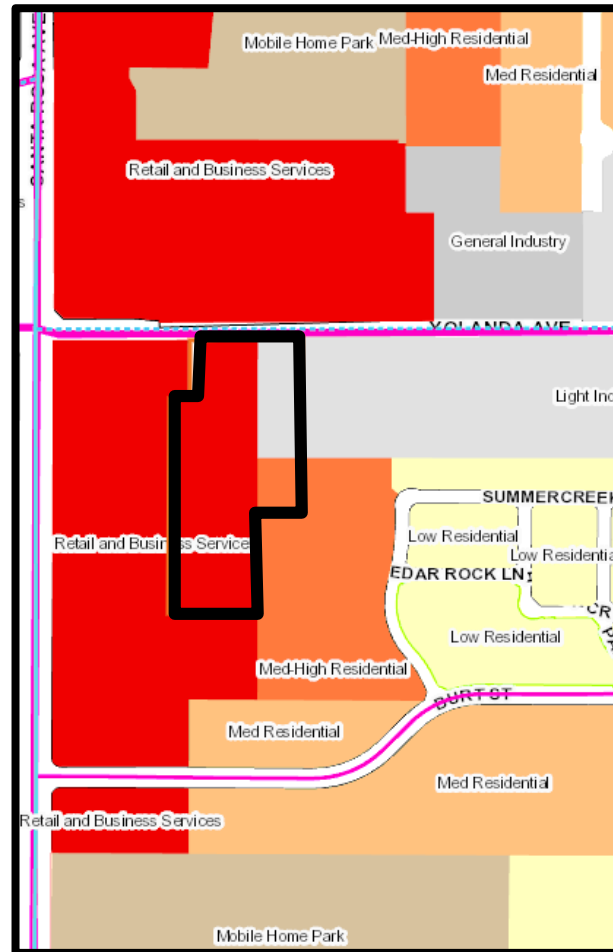
- 044-081-029
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- 044-072-006
- 044-072-007
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- 044-072-009
- 044-390-061



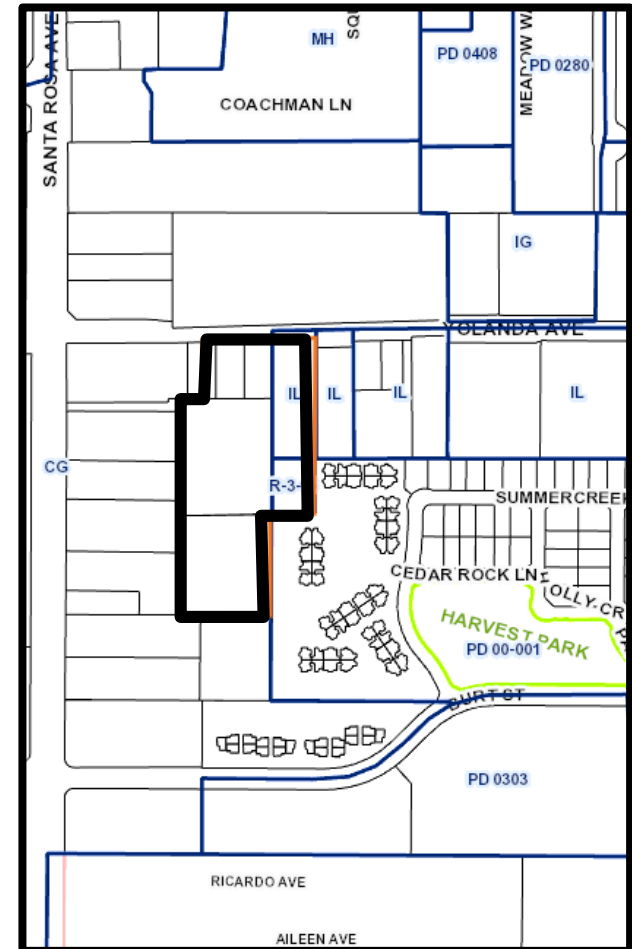
- May 31, 2017 - CUP for operation of various cannabis uses at 368 Yolanda Avenue
- August 10, 2017 – DR to redevelop 324, 330 & 358 Yolanda Avenue
- April 20, 2018 – CUP for Cannabis Retail (dispensary)
- June 18, 2018 – Neighborhood Meeting for dispensary
- September 24, 2018 – Pre-application Meeting with staff (comprehensive project review)
- September 28, 2018 – GP Amendment application submitted

- November 14, 2018 – Cannabis Subcommittee (Subcommittee) selection
- November 26, 2018 – Appeal for Subcommittee decision
- January 22, 2019 – Rezoning application submitted
- March 12, 2019 – Council upheld Subcommittee decision
- August 7, 2019 – Neighborhood Meeting (GPAM & REZ)
- September 12, 2019 - DR to redevelop 368 Yolanda Avenue
- October 14, 2020 – Stop Work Order (SWO) issued for 328 Yolanda Avenue
- November 9, 2020 – Building permit submitted to address SWO

GP Land Use Designations



Zoning



Environmental Review

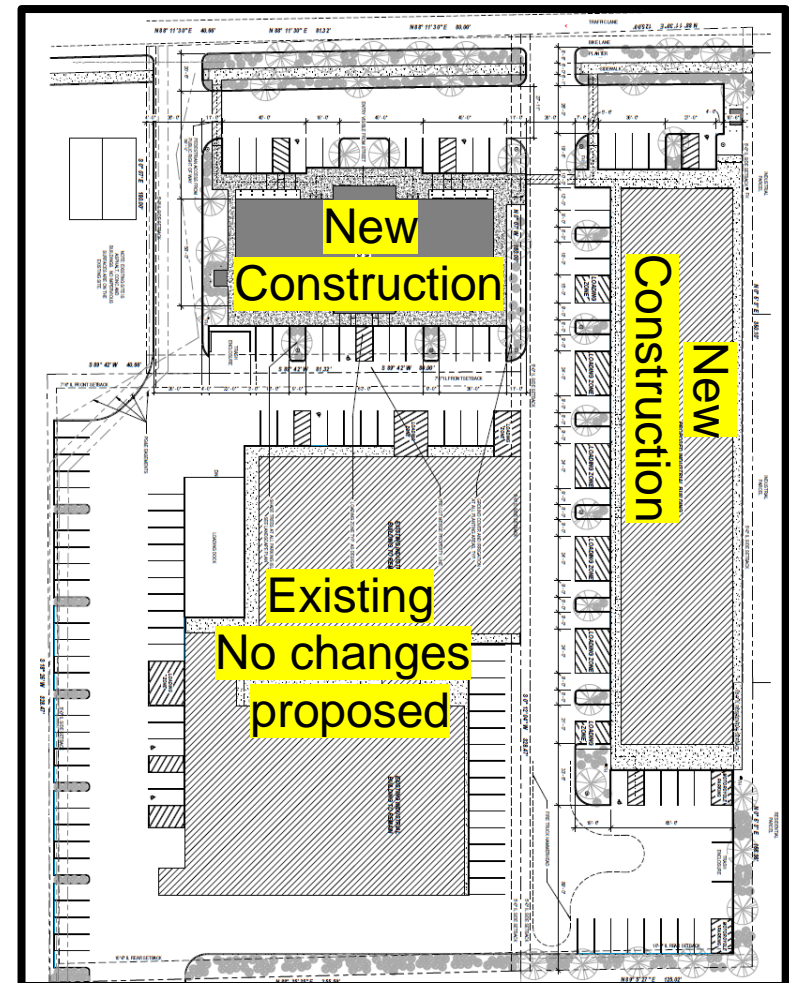
California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration
 - Circulated for a 30-day public review period commencing June 30, 2020
- Mitigation measures related to:
 - Air Quality
 - Cultural & Tribal Resources
 - Geology & Soils
 - Greenhouse Gas Emmissions
 - Hazard & Hazardous Materials
 - Noise



Mitigated Negative Declaration (Increased Scope of Review)

- General Plan & Zoning Amendments
 - Five parcels from commercial to industrial
 - One parcel from residential to industrial
- Redevelopment along Yolanda Avenue
 - Demolish & reconstruct two buildings
 - All cannabis-related uses



- **Senate Bill 330**
 - No net loss in land designated for residential uses
 - Loss of six potential units
 - Offset by units created by the DSASP
- **Stop Work Order**
 - Zoning Code 20-50.080 prohibits application processing if a code violation exists;
 - A building permit has been submitted to correct the pending code violation

No public comments have been received to date.

It is recommended by Planning and Economic Development Department that the Planning Commission adopt three resolutions for the Yolanda Industrial Project recommending to Council:

- Adoption of a Mitigated Negative Declaration;
- Approval of a General Plan Amendment; and
- Approval of a Rezoning.

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