

RESOLUTION NO. PC-2023-001

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE COUNCIL REZONING OF PROPERTIES LOCATED ALONG W. BARHAM AND BARHAM AVENUE, ASSESSOR'S PARCEL NOS. 125-281-032; 125-281-046; 125-281-035; 037-101-042; 037-101-043; 037-101-015; 037-101-020 TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT FOR GENERAL PLAN CONSISTENCY- FILE NO. REZ22-003

WHEREAS, on August 8, 2022, an application was submitted to the Planning and Economic Development Department requesting to rezone the property located at 11 West Barham Avenue, also identified as Assessor's Parcel No. 125-281-032 from the PD (Planned Development 96-002) zoning district to the IL (Light Industrial) zoning district, which is consistent with the General Plan land use designation of Light Industry; and

WHEREAS, during staff review, it was noted that abutting and surrounding properties of 11 W. Barham (Assessor's Parcel Nos. 125-281-046; 125-281-035; 037-101-042; 037-101-043; 037-101-015; 037-101-020) that were within the PD 96-002 were developed with industrial uses with the Light Industry land use designation. Planning staff elected to add these parcels into the rezoning request for General Plan consistency, and added; and

WHEREAS, on January 12, 2023, during its public hearing, the Planning Commission of the City of Santa Rosa determined that the present Planned Development (PD 96-002) zoning classification of seven properties situated along West Barham Avenue and Barham Avenue does not implement the General Plan land use designation of Light Industry. Specifically, a number of manufacturing, processing and production land uses are not permitted in PD 96-002, which would otherwise be allowed in the IL zoning district; and

WHEREAS, the Planning Commission of the City of Santa Rosa determined that the Policy Statement for the present zoning district (PD 96-002) limits industrial uses for the properties located along West Barham Avenue and Barham Avenue; Assessor's Parcel Nos. 125-281-032; 125-281-046; 125-281-035; 037-101-042; 037-101-043; 037-101-015; 037-101-020; that would otherwise be allowed in the IL (Light Industrial) zoning district, which is the standard zoning districts that implements the General Plan land use designation of Light Industry; 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 in that the seven subject properties are designated as Light Industry on the General Plan Land Use Diagram and the IL (Light Industrial) zoning district implements that land use.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that no new development is being proposed and the

proposed rezone is consistent with the General Plan.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183(i), the proposed rezoning of Assessor's Parcel Nos. 125-281-032, 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015 and 037-101-020 qualifies for a streamlining measure because the proposed rezoning is consistent with the General Plan land use designation of Light Industry, for which an Environment Impact Report (EIR) was certified by Council in 2009. Therefore, no additional environmental review is required.
- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation in that it is consistent with the General Plan Land use designation of Light Industry, which is intended to accommodate light industrial, warehousing and heavy commercial uses and any proposed development would be reviewed based on its own merits.

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. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of seven properties situated along West Barham Avenue and Barham Avenue from the Planned Development District to the Light Industrial District, said properties more precisely described as: 125-281-032; 125-281-046; 125-281-035; 037-101-042; 037-101-043; 037-101-015; 037-101-020.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12th day of January 2023, by the following vote:

AYES: (5) Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Holton

NOES: (0)

ABSTAIN: (1) Commissioner Cisco

ABSENT: (0)

APPROVED: _____
Karen Weeks, Chair

ATTEST: _____
Jessica Jones, Executive Secretary