

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: MONET SHEIKHALI, CONTRACT PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: JK INDUSTRIAL BUILDING REZONING – 372 YOLANDA
AVENUE – APN 044-072-010 – FILE NO. REZ14-015
AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an Ordinance to rezone the property located at 372 Yolanda Ave from CG (General Commercial) to IL (Light Industrial) District consistent with the General Plan.

EXECUTIVE SUMMARY

Property owner seeks a rezoning of a single parcel from CG (General Commercial) to IL (Light Industrial) to facilitate the construction of a 9,990 square foot contractor storage warehouse. The existing single family residence will be retained and used as a caretaker's unit for the future storage use. The General Plan land use designation for the site is Light Industry, which is consistent with the proposed IL (Light Industrial) zoning district.

BACKGROUND

1. Project Description

Rezone the property located at 372 Yolanda Avenue from CG to IL for consistency with the Light Industry General Plan land use designation.

2. Surrounding Land Uses

North: Industrial truck terminal

South: Multi-Family Residential

East: Light manufacturing/warehousing and single family residential

West: Light manufacturing

3. Existing Land Use – Project Site

The subject site consists of approximately 0.86 acres of land, which contains a single-family residential structure located on the north side of the site, facing Yolanda Avenue. The existing single family residence was constructed in 1948.

4. Project History

On December 16, 2014, the applicant submitted a Minor Design Review Application to construct a new manufactured metal building behind the single-family residence, and an application to rezone the property from CG to IL.

On January 15, 2015, an Issues Letter was sent to the applicant requesting revised plans. It was later determined that a Conditional Use Permit would also be necessary to retain the existing single family residence as a caretaker's unit.

On April 6, 2016, a Minor Conditional Use Permit application was submitted.

On May 19, 2016, the Zoning Administrator approved the Design Review and Minor Conditional Use Permit, subject to approval of the Rezoning of the property.

On July 28, 2016, Planning Commission recommended (7-0) approval of the rezoning from CG to IL.

PRIOR CITY COUNCIL REVIEW

Not applicable to this project.

ANALYSIS

1. General Plan

The subject site is within the Light Industry General Plan land use designation. This designation is described as being a land use category appropriate for industrial uses such as light manufacturing, warehousing, automotive repair, home improvement and landscape material retail, and other large space needs.

The proposed rezone to IL would bring the subject site into conformance with the Light Industry General Plan designation, supporting light manufacturing and warehousing uses.

The following General Plan goals and policies are applicable to the project:

LUL-K	Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhood.
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- LUL-K-1 Require that outdoor storage areas be screened from any public right-of-way.
- EV-B Facilitate the retention and expansion of existing business and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.
- EV-C-2 Establish an inventory of ready-to-go non-residential sites completed with zoning infrastructure, and environmental clearances.
- EV-D Maintain the economic vitality of the downtown, business parks, offices and industrial areas.

Based on review of the above goals and policies, it is staff's position that the proposed rezoning is consistent with the General Plan. The rezoning would allow for construction of a new contractor's storage warehouse with retention of the existing residence as a caretaker unit facing Yolanda Avenue. The rezoning will create an additional site for non-residential industrial uses and will facilitate retention and expansion of an existing business.

2. Zoning

- North: General Commercial
- South: PD 00-001 (single and multi-family residential)
- East: General Commercial
- West: General Commercial

The site is currently zoned CG, which is not consistent with the Light Industry General Plan land use designation. The applicant is requesting to rezone the site to IL for General Plan consistency. This rezoning would allow the applicant to construct a 9,990 square foot industrial contractor storage warehouse.

The IL zoning district allows for a variety of industrial and heavy commercial uses. Many of the allowed uses require the approval of either a Minor Use Permit or Conditional Use Permit, which would provide for public notification of potential projects. It should be noted that, because the adjacent property to the south is residential, approximately half of the uses that are permitted by right in the IL district would also require a Minor Use Permit for the subject site.

3. Neighborhood Comments

A Notice of Application and Notice of Public Hearing were mailed to all property owners within 400 feet of the project site. In addition, a public hearing sign was installed on site, and a notice was placed in the newspaper. As of the writing of

this report, one comment has been received in support of this project by a phone call.

4. Public Improvements/On-Site Improvements

Public improvements will consist of the installation of a new driveway apron to the project frontage.

FISCAL IMPACT

There is no fiscal impact from approving this rezoning.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21083.3 provides that if a proposed development project is consistent with the General Plan and an environmental impact report was certified with respect to that General Plan, environmental review "shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report". Similarly, CEQA Guidelines Section 15183 states that "projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." The proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements for a rezoning of the property. Review of the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project, which were not addressed in the General Plan EIR, nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Planning Commission held a public hearing for the project on July 28, 2016. No public comments were received during the meeting. Following the public hearing, the Commission voted unanimously (7-0) to adopt a resolution recommending that the Council approve the proposed rezoning.

NOTIFICATION

The project was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site

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sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, and bulletin board postings at City Hall and on the City website.

ISSUES

City staff has no unresolved issues with the project.

ATTACHMENTS

Attachment 1 - Disclosure Form

Attachment 2 - Location Map

Attachment 3 - Neighborhood Context Map

Attachment 4 - General Plan & Zoning Map

Attachment 5 - Project Plans

Attachment 6 - Planning Commission Meeting Minutes of July 28, 2016

Attachment 7 - Planning Commission Resolution No. 11774

Ordinance - Rezoning

CONTACT

Monet Sheikhal, Contract Planner
Planning and Economic Development
100 Santa Rosa Avenue, Room 3
(707) 543-4691
MSheikhal@SRCity.org