

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
MARCH 8, 2018

PROJECT TITLE

Yolanda Rezoning

ADDRESS/LOCATION

376, 380 & 386 Yolanda Avenue

414 Yolanda Avenue

ASSESSOR'S PARCEL NUMBER

044-072-012, -019, -021, & -022

APPLICATION DATE

September 21, 2017

REQUESTED ENTITLEMENTS

Rezoning

PROJECT SITE ZONING

Existing: CG (General Commercial)

Proposed: IL (Light Industrial)

PROJECT PLANNER

Susie Murray

APPLICANT

Eric Drew

PROPERTY OWNER

Eric Drew

Gary Arnone

FILE NUMBER

REZ17-011

APPLICATION COMPLETION DATE

September 21, 2017

FURTHER ACTIONS REQUIRED

Rezoning – City Council

GENERAL PLAN DESIGNATION

Light Industry

RECOMMENDATION

Approval

Agenda Item # 9.1
For Planning Commission Meeting of: March 8, 2018

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION
FROM: SUSIE MURRAY, CITY PLANNER
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT
YOLANDA REZONING

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that Council adopt an ordinance to rezone the properties located at 376, 380, 386 and 414 Yolanda Avenue (Assessor's Parcel Nos. 044-072-012, -019, -021 and -022) from the CG (General Commercial) zoning district to the IL (Light Industrial) zoning district.

EXECUTIVE SUMMARY

The application for the Yolanda Rezoning project (Project) proposes to rezone three properties, which are located at 376, 380 and 386 Yolanda Avenue, from the CG (General Commercial) zoning district to the IL (Light Industrial) zoning district. In doing so, the parcel located at 414 Yolanda Avenue, located directly to the east of the other three, would be the only one within the immediate vicinity zoning inconsistent with the General Plan. As such, staff is recommending that all four parcels be rezoned into the IL (Light Industrial) zoning district for General Plan consistency. There is no additional development proposed as part of this project.

BACKGROUND

1. Project Description

The area proposed for rezoning is within an area designated by the General Plan Land Use Diagram as Light Industry, and is located along the south side of Yolanda Avenue, between Santa Rosa Avenue and Petaluma Hill Road. The subject parcels are currently zoned CG (General Commercial), which is not consistent with the land use designation. The proposed change in zoning to the IL (Light Industrial) zoning district is consistent with the General Plan.

The project application included a rezoning of the three parcels located at 376, 380 and 386 Yolanda Avenue, which would leave one isolated parcel (414 Yolanda Avenue) in the area that is zoned inconsistently with the General Plan. As such, staff is recommending that 414 Yolanda Avenue be included in the Rezoning.

2. Surrounding Land Uses

North: Retail and Business Services

South: Medium High Density Residential (18-30 units per acre) and Low Density Residential (2-8 units per acre)

East: Light Industry

West: Light Industry

3. Existing Land Use – Project Site

All four properties have been operating with light industrial uses. Currently there are three vacant units. Current uses include a precision metal fabricator, an electrical contractor, general contractor, welding service, and automotive transmission service.

4. Project History

On September 9, 2017, a Rezoning application was submitted to Planning and Economic Development for the properties at 376, 380 and 386 Yolanda Avenue.

On February 1, 2018, a letter was mailed to the property owner of 414 Yolanda Avenue (copy attached), advising that staff would recommend that his property would be included in the area to be rezoned. In a subsequent telephone conversation, the property owner was not opposed to being included in the Rezoning.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation is Light Industry, which is intended to accommodate light industrial, warehousing and heavy commercial uses.

Applicable General Plan goals and policies include:

LAND USE AND LIVABILITY

LUL-K Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.

EV-B Facilitate the retention and expansion of existing businesses and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.

The proposed rezoning will allow appropriate uses, as shown in Table 2-10 in the attached copy of Zoning Code Chapter 20-24 Industrial Zoning Districts, to move through the entitlement process, if necessary, and eliminate unnecessary delays due to inconsistency with the General Plan.

2. Other Applicable Plans

Not applicable.

3. Zoning

The properties are currently within the CG (General Commercial) zoning district, which is not consistent with the General Plan land use designation.

Zoning for surrounding properties:

North: CG (General Commercial)
South: PD (Planned Development)
East: IL (Light Industrial)
West: IL (Light Industrial)

The Project proposes to amend the zoning for four properties into the IL (Light Industrial) zoning district. In doing so, the properties will be zoned consistent with the General Plan land use designation.

As mentioned previously, the original application included three of the four parcels. Pursuant to Zoning Code Section 20-64.020(B)(3), the Director, upon review of an application, may elect to include a larger area in the study of the Zoning Map amendment request.

4. Design Guidelines

Not applicable.

5. Historic Preservation Review Standards (CHB only)

Not applicable.

6. Neighborhood Comments

No public comments have been received as of the date this report was drafted.

7. Public Improvements/On-Site Improvements

Not applicable.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The project has been found to comply with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan 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. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

No other review authorities have reviewed this project.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, all required public noticing was done, including the installation of three public hearing signs at the Project site, a mailed Notice of Public Hearing to property owners within 400 feet of the Project site, and a Notice of Public Hearing published in the Press Democrat.

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: General Plan and Zoning Exhibit

YOLANDA REZONING

PAGE 6 OF 6

Attachment 4: Zoning Code Chapter 20-24 (Industrial Districts, including Table 2-10)

Attachment 5: Letter to 414 Yolanda Avenue Property Owner, prepared by Susie Murray, dated January 29, 2018 (revised February 9, 2018)

Resolution: Recommendation to Rezone

CONTACT

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