

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 3515 AND 0 INDUSTRIAL DRIVE, ASSESSOR'S PARCEL NUMBERS 148-050-027 AND 148-041-049, TO THE LIGHT INDUSTRIAL (IL) DISTRICT - FILE NUMBER REZ19-010 (PRJ19-039)

WHEREAS, on September 30, 2019, applications for T&L Micro Cannabis Facility, a 19,500 square-foot Cannabis Cultivation, Manufacturing (non-volatile), and Distribution facility in an existing commercial/industrial building on a ±1.01-acre project site located at 3515 and 0 Industrial Drive (the Project), also identified as Sonoma County Assessor's Parcel Numbers 148-050-027 and 148-041-049, were submitted to Planning and Economic Development. The requested entitlements include a request to amend the General Plan land use designation from Retail & Business Services to Light Industry, a request to rezone from General Commercial (CG) zoning district to the Light Industrial (IL) zoning district, and a Conditional Use Permit for Cannabis Cultivation greater than 5,000 square feet, with Manufacturing (non-volatile) and Distribution; and

WHEREAS, the IL (Light Industrial) zoning district is the standard zoning district that implements the General Plan land use designation of Light Industry; and

WHEREAS, on November 12, 2020, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 3515 and 0 Industrial Drive, Assessor's Parcel Numbers 148-050-027 and 148-041-049, in the General Commercial (CG) Zoning District is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed Rezoning is consistent with the goals and policies of all elements of the General Plan in that the IL zoning district is applied to areas appropriate for some light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses, the IL zoning district is consistent with the Light Industry land use classification of the General Plan and implements this land use designation, General Plan Section 1-2 requires that the General Plan be internally consistent and therefore a proposed amendment to a zoning district that is consistent with a General Plan land use designation and implements that land use designation would be consistent with the goals and policies of all elements of the General

Plan, and the proposed project site is not subject to a specific plan;

- B. The proposed Rezoning would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that the proposed zoning would allow for industrial uses that would align the property with its neighbors, as well as the actual current intensity of use of the building, the change to a closed, secured facility that is not open to the public would reduce traffic impacts to surrounding properties, the proposed rezoning would not foreseeably increase the intensity of the property's use, and the project plans have been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize any potential impacts to less than significant level;
- C. The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study/Mitigated Negative Declaration was prepared in compliance with CEQA and determined that proposed project would result in potentially significant impacts in: Air Quality, Greenhouse Gases, and Transportation. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the project, which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards. On November 12, 2020, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration (MND) for the T&L Micro Cannabis Facility, for which the project description included analysis of the proposed Rezoning;
- D. The proposed Rezoning is internally consistent with other applicable provisions of this Zoning Code in that the Project, as proposed and conditioned, meets all required development standards for the IL zoning district; and
- E. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints, in that the Project site is adjacent to a large swath of industrially-zone parcels, and surrounding it are a wide array of commercial and light industrial uses, and rezoning the property will render it more compatible with its neighbors, the intended manufacturing uses are "light" in nature and the property is currently developed with a two-story commercial/industrial building, which could accommodate a wide variety of light industrial uses, while maintaining compatibility with neighboring properties, and a change to this property's zoning is necessary to better utilize the space, and industrial uses better reflect the property's current occupancy as a furniture warehouse, the changed character of the overall neighborhood, and the property's adjacency to one of the City's largest industrial zones, and the Project plans have been reviewed by City staff and have been conditioned appropriately.

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. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 3515 and 0 Industrial Drive from the General Commercial (CG) Zoning District to the Light Industrial (IL) Zoning District, said property more precisely described as: Assessor's Parcel Numbers 148-050-027 and 148-041-049.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12th day of November, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: \_\_\_\_\_

CHAIR

ATTEST: \_\_\_\_\_

EXECUTIVE SECRETARY