

# City of Santa Rosa



## Legislation Details

<b>File #:</b>	19-0865	<b>Version:</b>	1	<b>Name:</b>	South Park Rezoning
<b>Type:</b>	CC- Public Hearing	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	10/24/2019	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	11/5/2019	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	PUBLIC HEARING - SOUTH PARK REZONE FOR GENERAL PLAN CONSISTENCY (This item was continued from the October 29, 2019, Cancelled Meeting)				

**BACKGROUND:** On August 22, 2019, the Planning Commission approved a Conditional Use Permit for R & B Dispensary, a cannabis retail facility located at 900 Santa Rosa Avenue. Because the property is located within the South Park Planned Development Community, and the South Park Policy Statement does not permit the use, the approval is contingent upon the property being rezoned into the CG (General Commercial) zoning district, which is consistent with the General Plan land use designation of Retail and Business Services.

The South Park Policy Statement, which governs allowable uses in this area, limits commercial uses and allows industrial uses that are not consistent with the General Plan. Because similar conditions apply to several contiguous properties south of 900 Santa Rosa Avenue, both the Planning Commission and staff are recommending that the rezone boundary be expanded to include 33 additional properties for General Plan consistency. All of these parcels are within the South Park Planned Development area and are within an area designated as Retail and Business Services on the General Plan land use diagram. As shown on the Boundary Map exhibit, the properties are along the east side of Petaluma Hill Road and Santa Rosa Avenue, south of Bennett Valley Road and north of Colgan Avenue.

**RECOMMENDATION:** It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to rezone the properties located along the east side of Petaluma Hill Road and Santa Rosa Avenue, south of Bennett Valley Road and north of Colgan Avenue, into the CG (General Commercial) zoning district for General Plan consistency.

**Sponsors:** Planning and Economic Development

**Indexes:** Exempt Project

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location Map/Rezoning Boundary, 4. Attachment 3 - PC Staff Report and Resolutions, 5. Attachment 4 - Notices of Inclusion, 6. Attachment 5 - Notice of Application, 7. Attachment 6 - General Plan Land Use Diagram, 8. Attachment 7 - Policy Statement 73-001, 9. Attachment 8 - Land Use Table, 10. Ordinance, 11. Presentation

Date	Ver.	Action By	Action	Result
11/5/2019	1	City Council	to waive reading of the text and introduce	Pass