



# City of Santa Rosa

## Legislation Details

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|----------------------|---|----------------------|---|----------------------|--|
| <b>File #:</b>       | 20-0957   | <b>Version:</b>      | 1 | <b>Name:</b>         | Fall 2020 General Plan Amendment Package |
| <b>Type:</b>         | CC- Public Hearing  | <b>Status:</b>       |   | <b>Status:</b>       | Agenda Ready                             |
| <b>File created:</b> | 11/17/2020  | <b>In control:</b>   |   | <b>In control:</b>   | City Council                             |
| <b>On agenda:</b>    | 12/8/2020   | <b>Final action:</b> |   | <b>Final action:</b> |  |
| <b>Title:</b>        | PUBLIC HEARING - FALL 2020 GENERAL PLAN AMENDMENT PACKAGE: 1) 3575 MENDOCINO AVENUE SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, REZONING, AND TENTATIVE MAP; 2) YOLANDA INDUSTRIAL PROJECT MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, AND REZONING; AND 3) T&L MICRO CANNABIS FACILITY GENERAL PLAN AMENDMENT AND REZONING |                      |   |                      |  |

BACKGROUND: General Plan Amendments are considered three times per year in accordance with General Plan policy. This General Plan Amendment package includes two CEQA resolutions, three amendments to the General Plan Land Use Diagram, three Rezoning ordinances, and a Tentative Map resolution.

1. 3575 Mendocino Avenue. This project includes (1) a request to adopt a Sustainable Communities Environmental Assessment; (2) a request for a General Plan amendment to change the General Plan land use designation from Mobile Home Park to Transit Village Medium; (3) a request for Rezoning from RR (Rural Residential) to TV-R-RC (Transit Village Residential-Resilient City) and TV-R-SH-RC (Transit Village Residential-Senior Housing-Resilient City); and (4) a request to approve a Tentative Map, for those parcels located at 3575 Mendocino Avenue, which are also identified as Assessor's Parcel Numbers 173-030-001 and 173-020-002; File No. PRJ20-002.

2. Yolanda Industrial Project. This project includes (1) a request to adopt a Mitigated Negative Declaration; (2) a request for a General Plan amendment to change parcel land use designations from Retail & Business Services to Light Industry or from Medium-High Density Residential to Light Industry; and (3) a request for Rezoning from CG (General Commercial) or R-3 (Multi-family Residential) to IL (Light Industrial), for those parcels at 0, 324, 324, 328/340, 330, 350/358, and 368 Yolanda Avenue, which are also identified as Assessor's Parcel Numbers 044-081-029, 044-081-024, 044-072-006, 044-072-007, 044-072-008, 044-072-009, and 044-390-061; File No. PRJ19-002.

3. T&L Micro Cannabis Facility. This project includes (1) a request for a General Plan amendment to change parcel land use designations from Retail & Business Services to Light Industry, and (2) a request for Rezoning from CG (General Commercial) to IL (Light Industrial), for those parcels at located at 3515 and 0 Industrial Drive, which are also identified as Assessor's Parcel Numbers 148-050-027 and 148-041-049; File No. PRJ19-039.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council act on the Fall 2020 General Plan Amendment Package by approving six CEQA, General Plan Land Use Diagram Amendment, or Tentative Map resolutions and introducing three Zoning Map Amendment ordinances.

**Sponsors:** Planning and Economic Development

**Indexes:** Mitigated Negative Declaration, Sustainable Communities Environmental Assessment

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Project Description, 3. Attachment 2 - Neighborhood Context, GPA, and Rezoning Maps, 4. Attachment 3 - Tentative Map, 5. Attachment 4 - Master Plan Set, 6. Attachment 5 - Senior Housing Plan Set, 7. Attachment 6 - Emergency Response Plan, 8. Attachment 7 - Request for Alternative Compliance, 9. Attachment 8 - CC Mobile Home Park Closure, 10. Attachment 9 - SCEA Document.pdf, 11. Attachment 10 - SCEA Appendices, 12. Attachment 11 -

SCEA Memorandum, 13. Attachment 12 - Disclosure Form, 14. Attachment 13 - Meeting Summary and Public Response, 15. Attachment 14 - Parking Concession Request, 16. Attachment 15 - Mitigation Monitoring and Reporting Program (MMRP), 17. Attachment 16 - Public Correspondence, 18. Attachment 17 - Modified Parking Proposal and CEQA Memo.pdf, 19. Attachment 18 - PC Reso 12032 - SCEA, 20. Attachment 19 - PC Reso 12033 - GPA, 21. Attachment 20 - PC Reso 12034 - Rezoning, 22. Attachment 21 - PC Reso 12035 - Tentative Map, 23. Resolution - SCEA, 24. REVISED Resolution - SCEA Redline (Uploaded 12-8-2020), 25. Exhibit A - SCEA, 26. Exhibit B - SCEA Appendices, 27. Exhibit C - SCEA Mitigation Monitoring and Reporting Plan, 28. REVISED Resolution - Exhibit C Redline (Uploaded 12-8-2020), 29. Resolution - Tentative Map 3575 Mendocino, 30. REVISED - Resolution - Tentative Map 3575 Mendo Redline (Uploaded 12-8-2020), 31. Exhibit A - Development Advisory Committee Report, 32. Presentation - 3575 Mendocino, 33. Applicant Presentation - 3575 Mendocino.pdf, 34. REVISED Applicant Presentation (Uploaded 12-8-2020), 35. Ordinance - Rezoning 3575 Mendocino, 36. PHN 3575 Mendocino - Absentees, 37. Staff Report - Yolanda Industrial Project, 38. Attachment 1 - Disclosure Form, 39. Attachment 2 - Location and Neighborhood Context Map, 40. Attachment 3 - Initial Study-Mitigated Negative Declaration, 41. Attachment 4 - MMRP, 42. Attachment 5 - Vacancy Estimate, 43. Attachment 6 - CC - RES-2019-028, 44. Attachment 7 - PC Reso 12036 - MND, 45. Attachment 8 - PC Reso 12037 - GPA, 46. Attachment 9 - PC Reso 12038 - Rezoning, 47. Attachment 10 - Public Correspondence, 48. Resolution - MND Yolanda Industrial, 49. Exhibit A - MND, 50. Ordinance - Rezoning Yolanda Industrial, 51. Presentation Yolanda Industrial Project, 52. Resolution - General Plan Amendment Yolanda Industrial, 53. PHN Mailing Labels - Owners, 54. PHN Mailing Labels - Occupants, 55. Staff Report - TL Micro, 56. Attachment 1 - Disclosure Form, 57. Attachment 2 - Neighborhood Location Map, 58. Attachment 3 - General Plan and Zoning Map, 59. Attachment 4 - Revised Project Description, 60. Attachment 5 - Project Plan Set, 61. Attachment 6 - 2019-2020 Industrial Space Analysis, 62. Attachment 7 - TL Micro IS-MND w MMRP, 63. Attachment 8 - PC Reso 12039-MND, 64. Attachment 9 - PC Reso 12040-GPA, 65. Attachment 10 - PC Reso 12041-Rezoning, 66. Attachment 11 - PC Reso 12042-CUP, 67. Ordinance - TL Micro Rezoning, 68. Resolution - TL Micro GPA, 69. Presentation - TL Micro, 70. PHN PRJ19-039-Occupants, 71. PHN PRJ19-039 Absentees Mailing Labels, 72. PHN Fall 2020 General Plan Amendments Package - Public Hearing Notice Form, 73. Late Correspondence (Uploaded 12-8-2020), 74. Late Correspondence (Uploaded 12-09-2020)

| Date      | Ver. | Action By    | Action                                     | Result |
|-----------|------|--------------|--|--------|
| 12/8/2020 | 1    | City Council | to waive reading of the text and adopt     | Pass   |
| 12/8/2020 | 1    | City Council | to waive reading of the text and introduce | Pass   |
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