

# ITT/BIW Expansion

Minor Conditional Use Permit  
CUP22-041

1435 N. Dutton Ave.

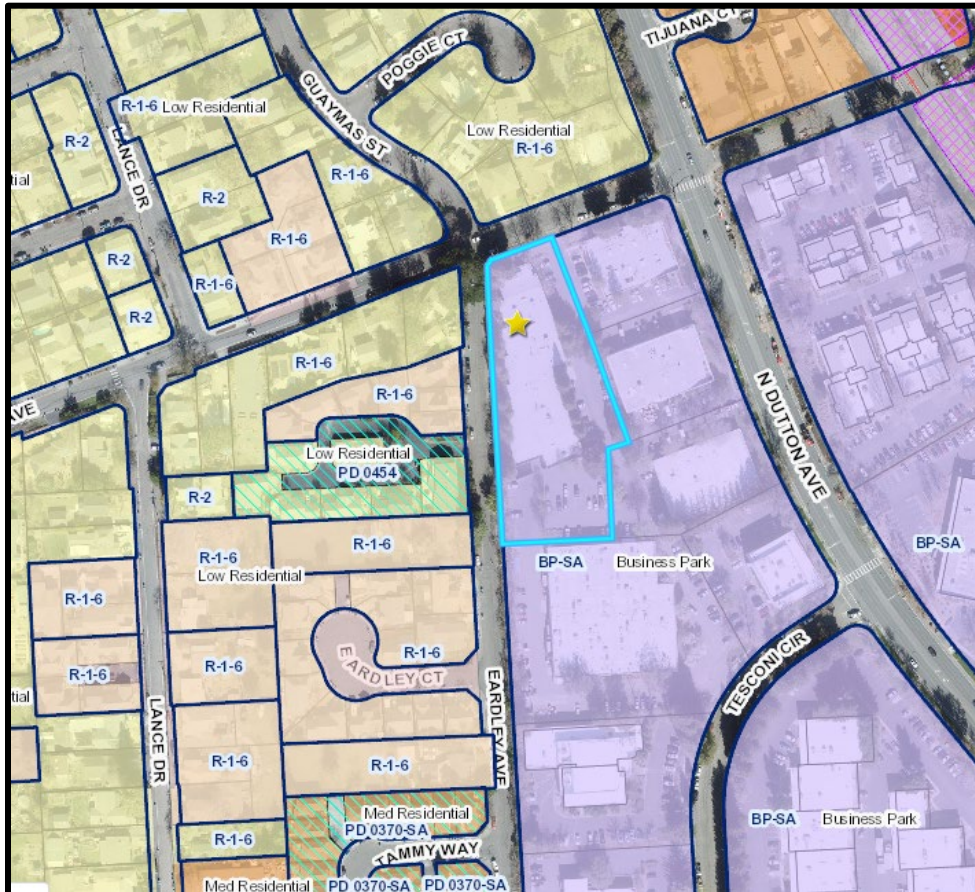
November 3, 2022

Sheila Wolski, City Planner  
Planning and Economic Development

Minor Conditional Use Permit request for expansion of a light manufacturing facility into an adjacent suite of an existing business park.

- Additional 4,997 square feet to existing 7,204 square feet (operating with UP at 1425 N. Dutton since 2009)
- Business manufactures rubber components for electrical connectors
- Hours of operation: 7am-12am
- Parking: 20 spaces reserved, 20 shared in business park
- Max employees per shift: 22

Zoning: Business Park– North Station Area (BP-SA)  
General Plan: Core Mixed Use

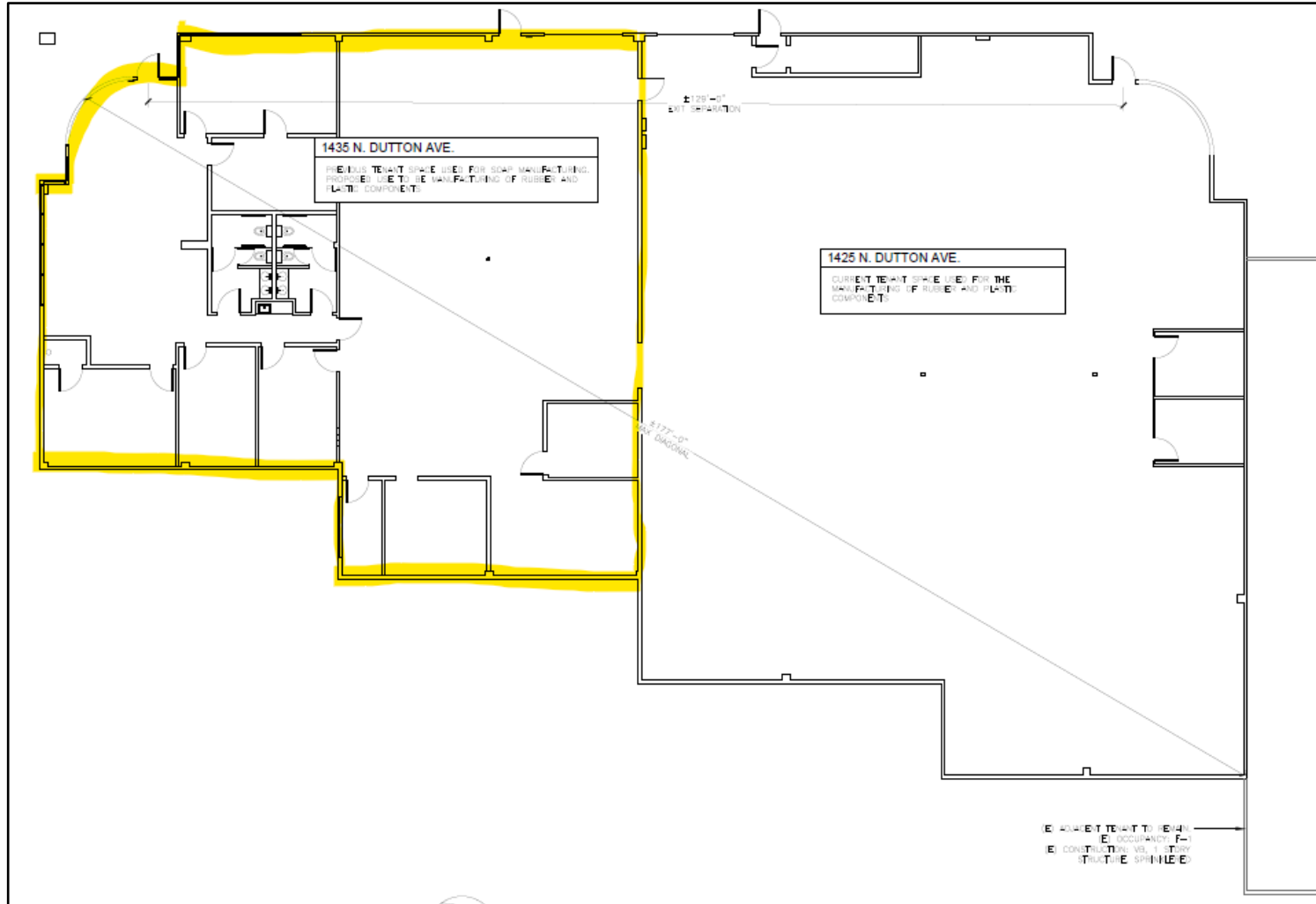


Adjacent to Residential- Eardley Ave. (no parking)



Building Entrance on Jennings Ave.





# Required Findings

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Equality Act (CEQA) ([Zoning Code Chapter 20-52.050](#)).

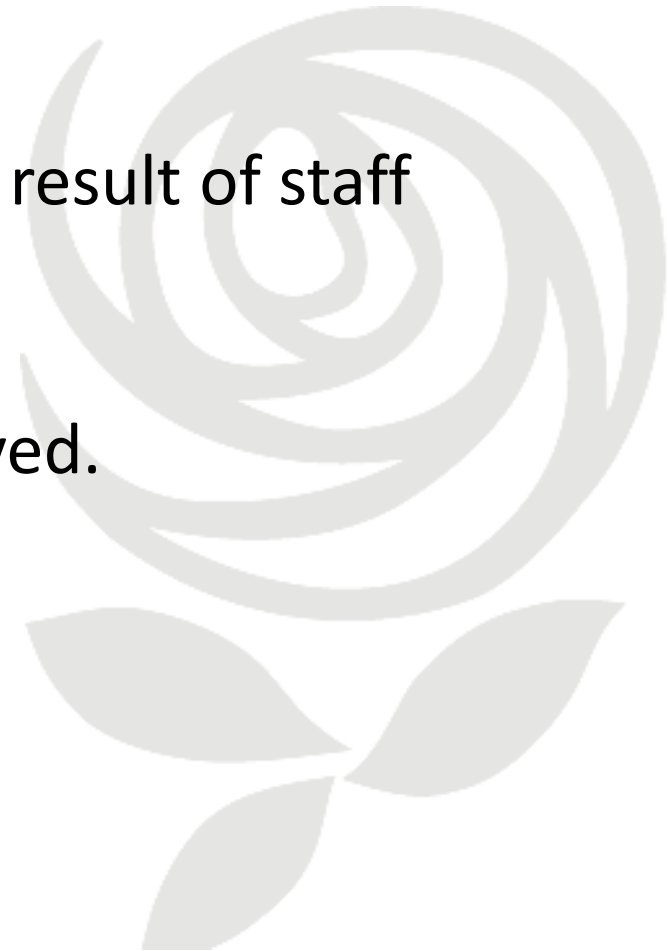
# Environmental Review

## California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for Class 1 Categorical Exemptions under CEQA Guidelines §15301 in that the project is located within an existing structure involving minor interior modifications to an existing structure that will not result in significant impacts.

There are no unresolved issues as a result of staff review.

No public comment has been received.





It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow the expansion of ITT/BIW at 1435 N. Dutton Avenue

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