



GENERAL, MASTER OR SPECIFIC PLAN AMENDMENT CHECKLIST

Project Information

Project Name: Dutton Avenue Development Project

Site Address: 3150 Dutton Avenue

APPLICATION SUBMITTAL REQUIREMENTS

REQUIRED APPLICATION FORMS:

- ☒ [Universal Application Form](#)
- ☒ [Indemnification Form](#)
- ☒ [Disclosure Form](#)
- ☒ [Copyright Release Form](#)
- ☒ [Electronic Signature Disclosure Form](#)
- ☒ [Property Owner Consent Form](#) (in lieu of property owner signing Universal Application)
- ☒ General, Specific or Master Plan Amendment Checklist (Page 1 of this Document)



REQUIRED PROJECT INFORMATION:

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. See instructions on the following page for those requirements.

PROJECT DOCUMENTS:

- ☒ Amendment (General, Master, Specific Plan) Criteria Narrative
- ☐ Plan Text Change*
- ☒ Neighborhood Context Map
- ☐ Sewer Capacity Study*
- ☐ Traffic Analysis (Required for any changes to land use or Transportation Diagram)*

PROJECT PLAN SET COMPONENTS:

- ☐ Diagram Amendment*

*May be required, see plan sheet requirements and document requirements linked below

REQUIRED FEES:

Use the City's online [Fee Schedule](#) to determine your project's required Application Fee(s).

INSTRUCTIONS FOR APPLICATION REQUIREMENTS

ALL Required Project Information must comply with the City's [Universal Digital File Standards](#).

PROJECT DOCUMENTS – All documents must reflect the [document requirements](#). Use the [document requirements](#) to determine if you should include that document.

PROJECT PLAN SET COMPONENTS – All plans/sheets must reflect the [plan sheet requirements](#). Use the [plan sheet requirements](#) to determine if you should include that plan set component.

PLAN AMENDMENT INFORMATION & PROCESS

A Plan Amendment may include revisions to text or diagrams within the Plan document. Plan Amendments may include changes to the residential density, or the type of land use shown on the land use diagram, or other Plan diagrams such as a Transportation exhibit. Amendments may also include a revision to existing Plan Goals or Policies.

General and Specific Plan Amendment receive a recommendation by the Planning Commission during a public hearing and are acted on by the City Council. Master Plan Amendments may require recommendations from other City review authorities during a public hearing, prior to Council action.

An amendment to the General Plan, Master Plan or a Specific Plan may be approved only if all the following findings are made, as applicable to the type of amendment.

1. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
3. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments; and
4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

General Plan Amendment Narrative for 3150 Dutton Avenue

The proposed General Plan Amendment (GPA) for the 3150 Dutton Avenue project involves changing the land use designation from Medium Density Residential (8-18 units/acre) to General Industrial. This amendment is necessary to accommodate the proposed development of industrial uses on the site, aligning the land use designation with the City's strategic vision for economic development as outlined in the General Plan.

Internal Consistency with the General Plan

The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the City of Santa Rosa General Plan 2035. Specifically, the amendment supports the Land Use and Livability Element's objective of promoting balanced and compatible land uses throughout the city. By designating the site for industrial use, the amendment is consistent with Policy LUL-A-3, which encourages the preservation and expansion of industrial areas that contribute to the City's economic vitality. Additionally, the amendment aligns with the Economic Vitality Element, which seeks to provide adequate land for industrial development to support business growth and job creation within the city (Policy EV-A-1).

The General Industrial designation would facilitate the development of industrial facilities that are crucial for the city's economic growth, ensuring that the site is used in a manner that complements the surrounding industrial and commercial uses. In fact, this site was previously zoned GI and is located within the Oak Manor Industrial Park. This amendment will also help maintain the integrity of the city's land use framework by preventing incompatible residential development in an area better suited for industrial activities.

Physical Suitability of the Site

The site at 3150 Dutton Avenue is physically suitable for the proposed General Industrial designation. The site's location adjacent to existing industrial uses and major transportation routes makes it ideal for industrial development. There are no significant physical constraints on the site that would hinder its development for industrial purposes, and the site is well-served by existing utilities and infrastructure. The compatibility with surrounding land uses further supports the site's suitability for the proposed amendment.

This finding is supported by the fact that the site's location, topography, and access to public utilities make it a prime candidate for industrial development, ensuring that the land use change would be practical and beneficial. The proposed amendment also aligns with the site's existing conditions, avoiding the potential complications that might arise from an incompatible land use designation.

Consistency with the Zoning Code

The proposed General Plan Amendment does not require a Zoning Code Text Change, as the amendment aligns with existing zoning regulations and does not introduce any inconsistencies

within the Zoning Code. The rezoning of the site from R-3-18 to IG (General Industrial), which is being pursued concurrently, is consistent with the intended industrial use and will not necessitate any additional text amendments to the Zoning Code.

CEQA Compliance

The proposed General Plan Amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA). A CEQA Addendum has been prepared to supplement the previously certified Initial Study/Mitigated Negative Declaration (IS/MND), ensuring that the amendment will not result in new or substantially more severe environmental impacts than those previously analyzed. The Addendum confirms that the proposed change in land use designation is consistent with the environmental analysis conducted for the site.

Attachments:

- Neighborhood Context Map
- CEQA Addendum



REZONING CHECKLIST



Project Information

Project Name: Dutton Avenue Development Project

Site Address: 3150 Dutton Avenue

APPLICATION SUBMITTAL REQUIREMENTS

City of Santa Rosa
December 6, 2024
Planning & Economic
Development Department

REQUIRED APPLICATION FORMS:

- ☒ [Universal Application Form](#)
- ☒ [Indemnification Form](#)
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- ☒ [Copyright Release Form](#)
- ☒ [Electronic Signature Disclosure Form](#)
- ☒ [Property Owner Consent Form](#) (in lieu of property owner signing Universal Application)
- ☒ Rezoning Checklist (Page 1 of this Form)

REQUIRED PROJECT INFORMATION:

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. **See instructions on the following page for those requirements.**

PROJECT DOCUMENTS:

- ☒ Preliminary Title Report (Required for Map Amendments only)
- ☒ Neighborhood Context Map (Required for Map Amendments only)
- ☐ Zoning Code Text Change (Required for Text Amendments only)

PROJECT PLAN SET COMPONENTS:

- ☒ Zoning and Existing Land Use Map (Required for Map Amendments only)

REQUIRED FEES:

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PROJECT PLAN SET COMPONENTS – All plans/sheets must reflect the [plan sheet requirements](#). Use the [plan sheet requirements](#) to determine if you should include that plan set component.

Rezoning Information for 3150 Dutton Avenue

The proposed rezoning for the Dutton Avenue Development Project site involves a change from the current R-3-18 (Multi-Family Residential) zoning designation to IG (General Industrial) to align with the new General Plan designation of General Industrial. This rezoning is essential to accommodate the proposed development of industrial facilities on the site.

3150 Dutton Avenue is located in the Oak Manor Industrial Park. The site's proximity to industrial and commercial areas makes it better suited for industrial development. The land use and density swap would facilitate a logical and efficient distribution of land uses, supporting the city's vision for sustainable growth and development¹.

¹ The Dutton Avenue site was mistakenly zoned for residential use, despite being located in an industrial area. This zoning was originally approved on appeal to the City Council, based on the anticipation of a SMART transit stop at the corner of the site, encouraging residential development in proximity. However, SMART has since confirmed that no such stop will be developed, and Planning has consistently viewed the residential zoning of the site as spot zoning. The rezoning of Dutton Avenue to industrial and the allocation of residential density to the Acacia Lane site now align with the city's long-term goals for both areas.

General Plan Consistency

- **Consistency with Land Use Designations:** The proposed rezoning is consistent with the City of Santa Rosa's General Plan 2035, specifically aligning with the policies and land use designations outlined in the General Plan. The change from R-3-18 to IG reflects the General Industrial designation, which is intended for areas suitable for manufacturing, processing, and distribution activities (General Plan 2035, Land Use Element, Policy LU-C-1).
- **Economic Development Goals:** The rezoning supports the General Plan's economic development objectives by facilitating industrial development, which is crucial for creating job opportunities and fostering economic growth within the city. This is in alignment with Policy ED-B-1, which encourages the establishment of industrial uses in areas designated for such purposes.
- **Land Use Compatibility:** The General Plan's compatibility matrix (Table LU-1) indicates that industrial land uses are appropriate in proximity to other industrial and commercial uses, which is consistent with the surrounding land use context of the Dutton Avenue site.

Zoning Code Consistency

- **No Zoning Code Text Amendment Required:** The proposed rezoning does not necessitate any changes to the existing text of the Zoning Code. The rezoning is a map amendment that solely involves the reclassification of the site from R-3-18 to IG without altering any underlying zoning regulations or procedures.

- **Conformance with Zoning Ordinance:** The proposed rezoning to IG (General Industrial) is consistent with the applicable provisions of the Santa Rosa Zoning Code. The IG zoning designation is intended for industrial uses that align with the General Industrial land use designation in the General Plan, ensuring that the proposed development adheres to all relevant zoning standards and requirements (Santa Rosa Zoning Code §20-23.030).

Attachments:

- Preliminary Title Report
- Neighborhood Context Map
- Zoning and Existing Land Use Map
- CEQA Addendum