

**DUTTON AVENUE DEVELOPMENT PROJECT  
GENERAL PLAN AMENDMENT AND REZONING  
PRJ24-019 (GPAM24-002 & REZ24-002)**

3150 Dutton Avenue

March 13, 2025

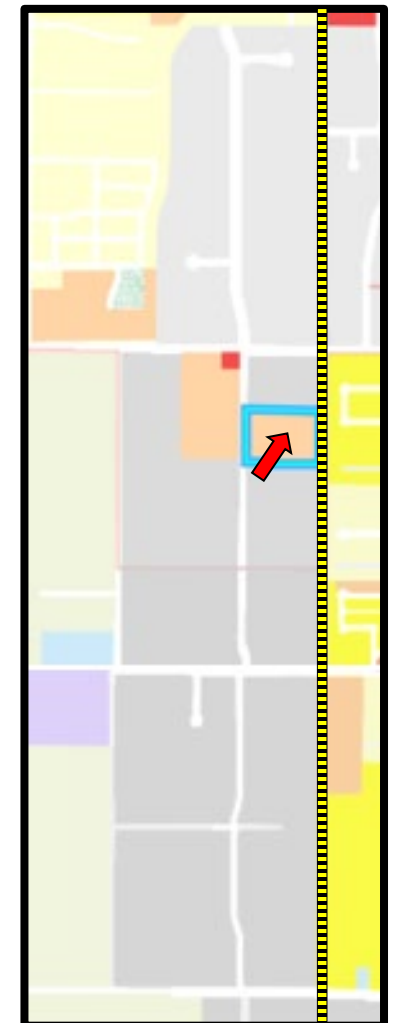
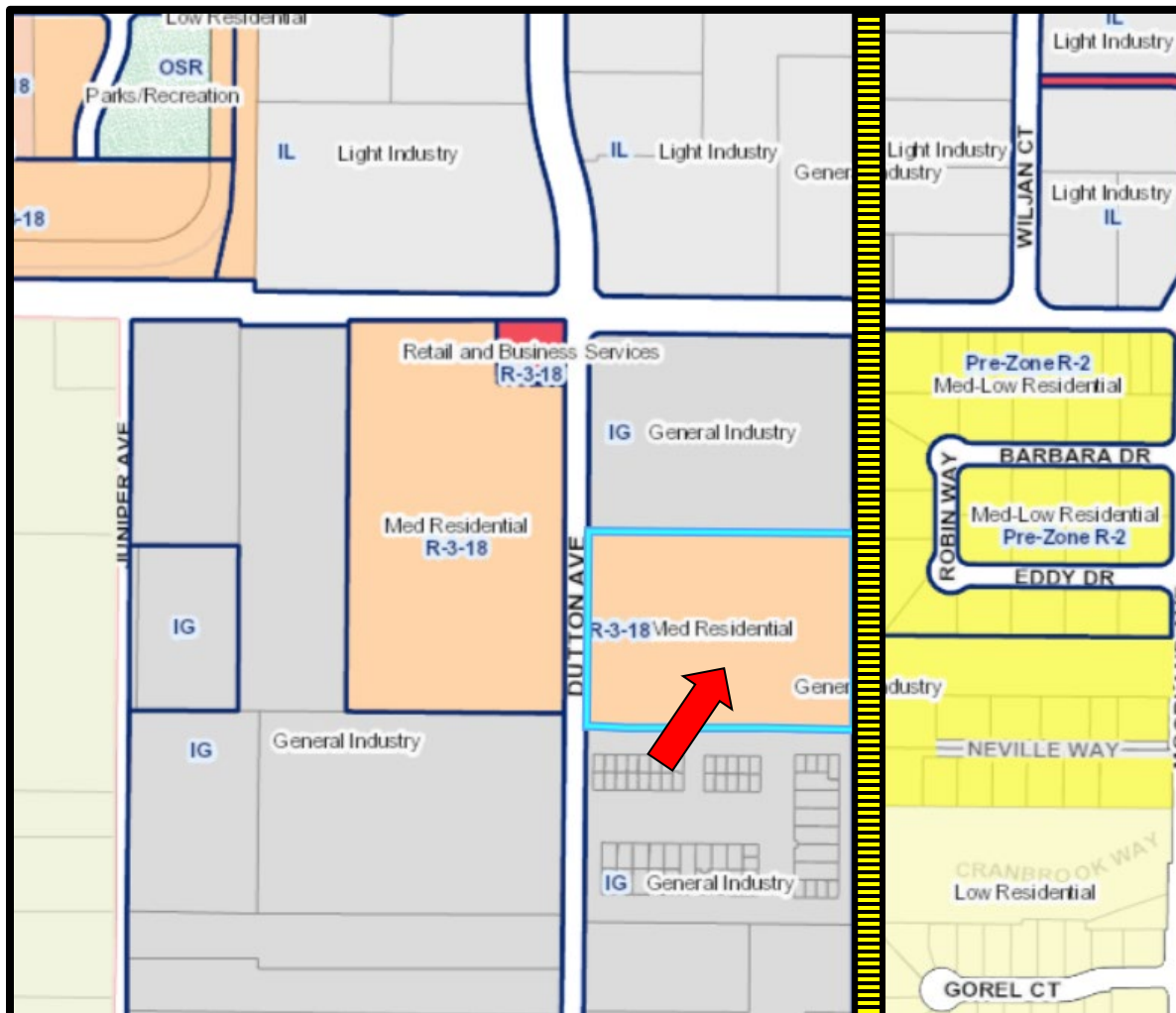
Hana Michaelson, Project Planner  
Planning and Economic Development

Project proposes a General Plan Amendment and Rezoning for the 5.95-acre vacant, undeveloped parcel.



- General Plan
  - ✓ Existing: Medium Density Residential
  - ✓ Proposed: General Industry
- Zoning
  - ✓ Existing: Multi-Family Residential (R-3-18)
  - ✓ Proposed: General Industrial (IG)

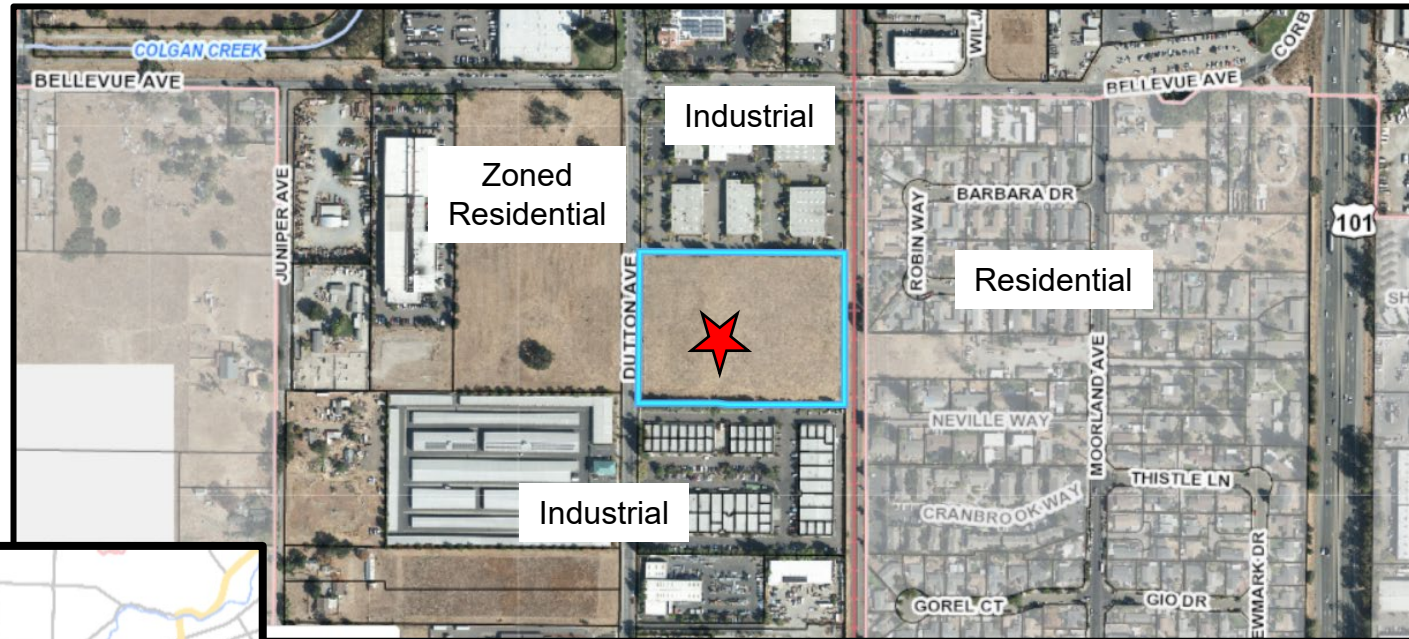
# General Plan & Zoning





# 3150 Dutton Avenue

## Project Location & Neighborhood Context



- March 14, 2006 - Council Adoption of a General Plan Amendment from General Industry to Medium Density Residential
- March 21, 2006 - Council Adoption of a Zoning Map Amendment from General Industrial to Multi-Family Residential (R-3-18)
- October 18, 2018 - Design Review Board Approval of 107-unit Multi-Family Entitlement
- October 18, 2018 – Design Review Board Adoption of Mitigated Negative Declaration (MND)
- September 25, 2024 - Project applications submitted
- January 8, 2025 - Neighborhood Meeting held; one attendee
- February 14, 2025 - 20-day Notice of Public Hearing mailed

- There are no unresolved issues.
- Staff received 3 written comments:
  - ✓ Questions about surrounding uses
  - ✓ Concerns about industrial near residential
  - ✓ Questions as to whether the project involved a development proposal
  - ✓ Support for an industrial use on the project site
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted the Conditions of Approval.

- Mitigated Negative Declaration (MND) adopted on October 18, 2018
- Pursuant to CEQA Guidelines Sections 15162 and 15164, an Addendum to the 2018 MND was prepared
- The Addendum considered all criteria in Appendix G (CEQA Checklist)



It is recommended by the Planning and Economic Development Department that the Planning Commission, by three resolutions, recommending to the Council to:

1. Adopt an Addendum to the previously approved Dutton Avenue Residences Mitigated Negative Declaration;
2. Approve a General Plan Amendment to change the land use designation for 3150 Dutton Avenue from Medium Density Residential to General Industry; and
3. Approve a Zoning Map Amendment for 3150 Dutton Avenue from the R-3-18 zoning district to IG, consistent with the General Plan.

## Questions:

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