

Dutton Avenue Industrial Buildings General Plan Amendment

City Council

March 29, 2016

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Planning and Economic Development

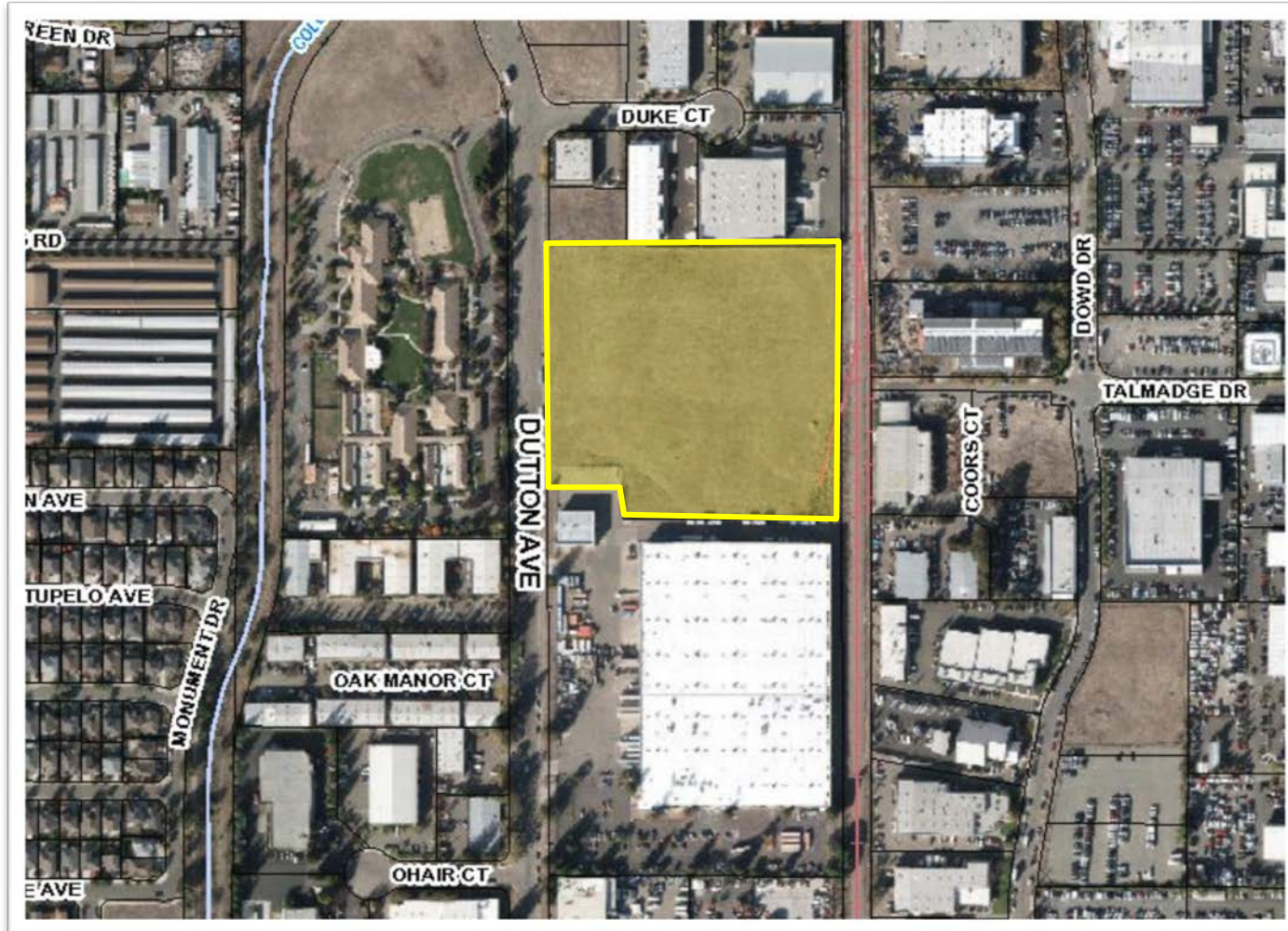
- General Plan Amendment to change the land use designation from General Industry to Light Industry for the property located at 2960-2970 Dutton Avenue

Project Location

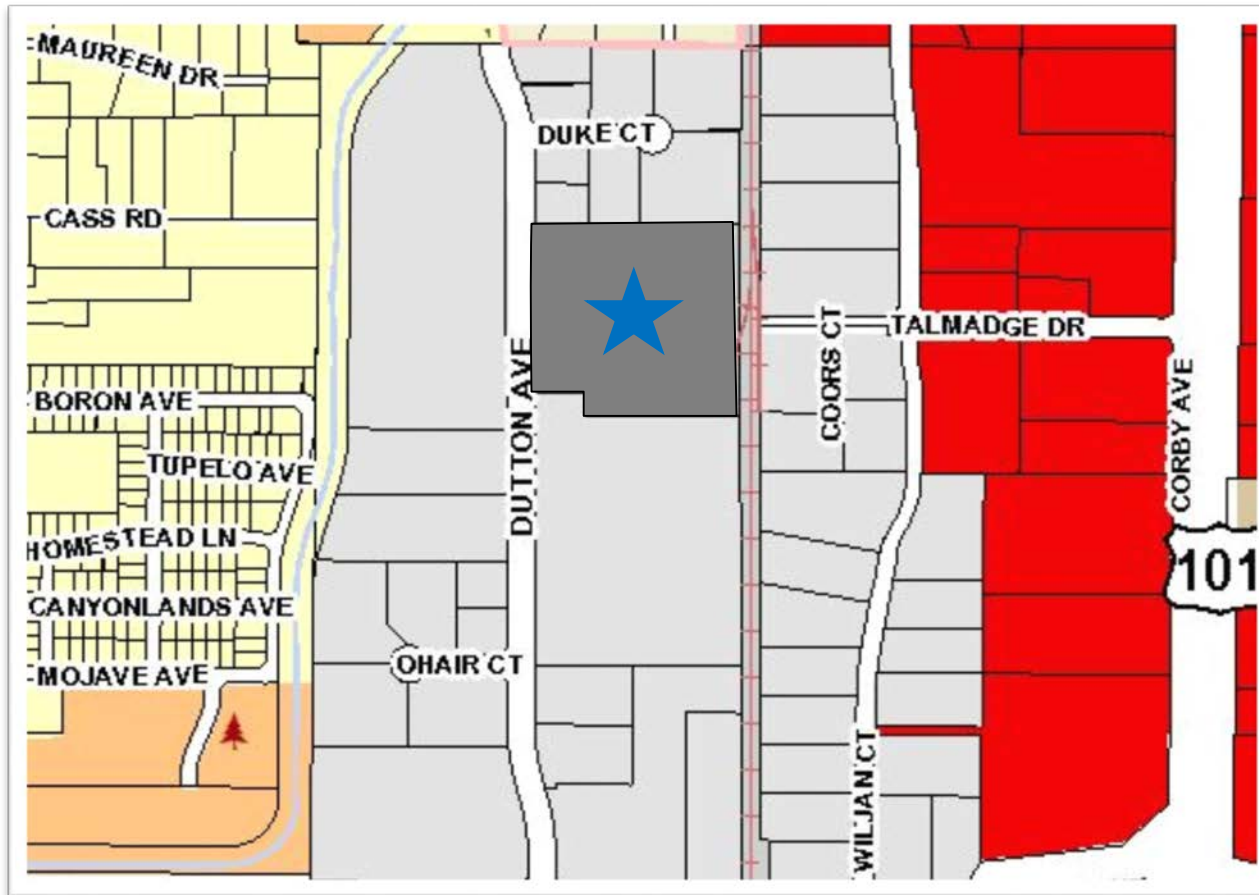
2960-2970 Dutton Avenue



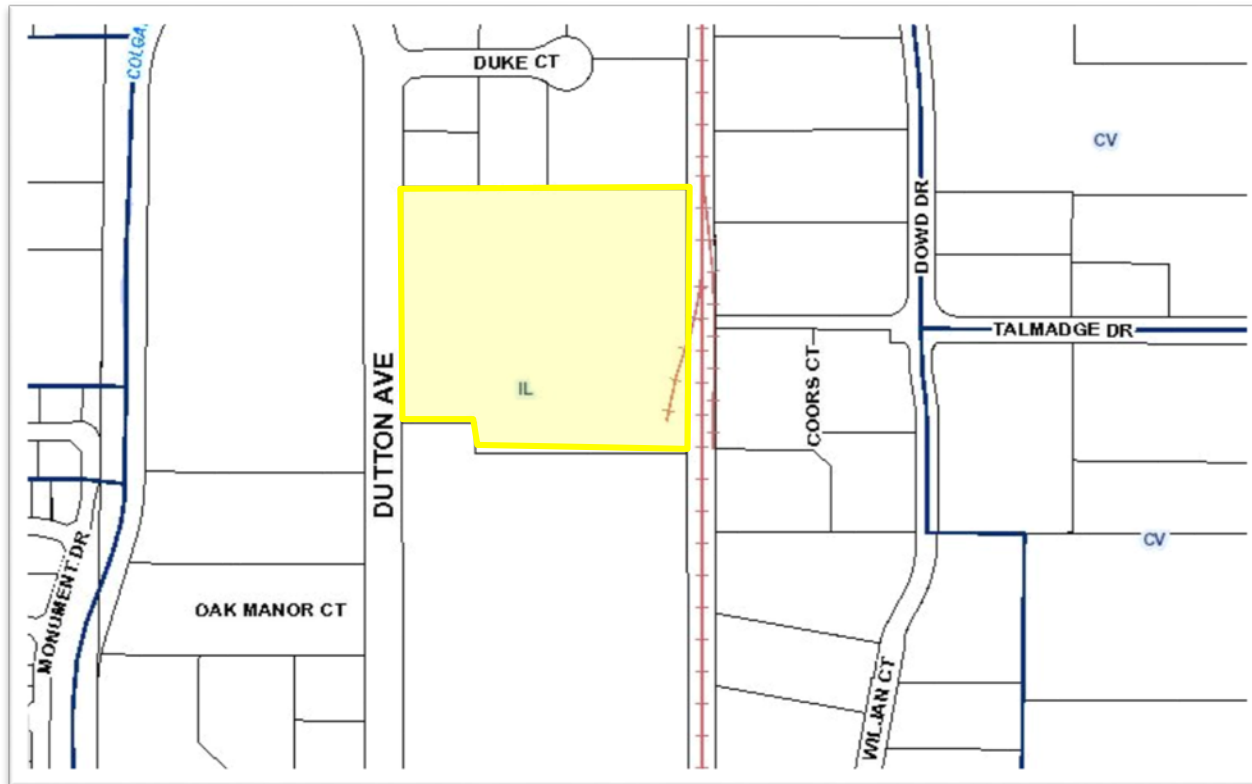
Project Location 2960-2970 Dutton Avenue



- **November 4, 1999** – Industrial building project approved by the Design Review Board
- **September 17, 2015** - Concept Design Review Board Meeting
- **September 30, 2015** - Application requesting a General Plan Amendment filed
- **October 27, 2015** - Notice of Application mailed to surrounding property owners
- **January 28, 2016** - Planning Commission recommended approval of the General Plan Amendment to the City Council



- **LUL-K** Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhood.
- **EV-B** Facilitate the retention and expansion of existing business and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.
- **EV-C-2** Establish and inventory of ready-to-go non-residential sites complete with zoning, infrastructure, and environmental clearances.
- **EV-D** Maintain the economic vitality of the downtown, business parks, offices and industrial areas.



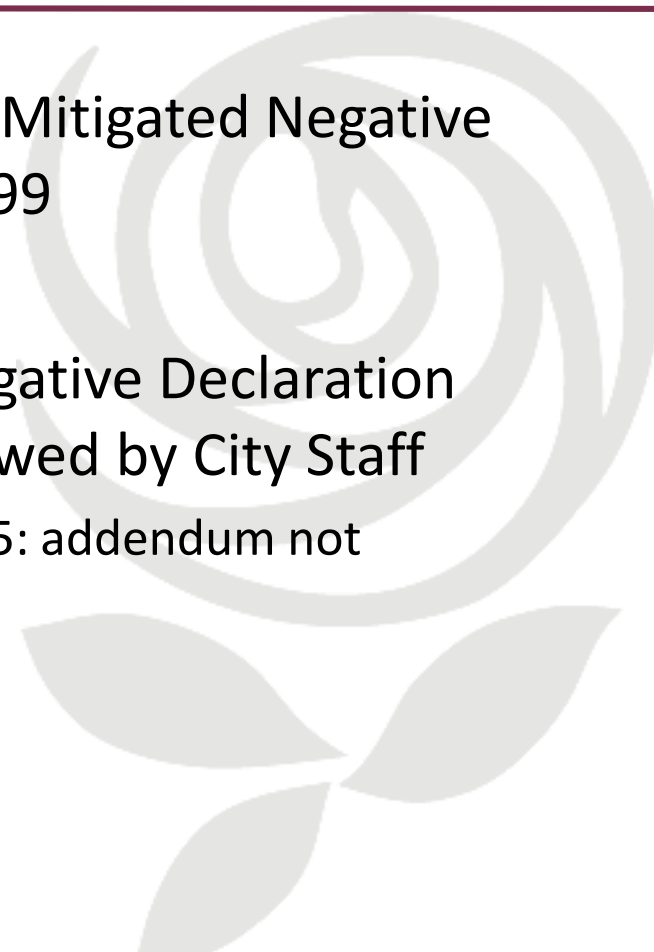
IL (Light Industrial): Intended for areas appropriate for some light industrial uses, as well as commercial service uses and activities that may be incompatible with residential, retail, and/or office uses. Residential uses may also be accommodated as part of work/live projects.



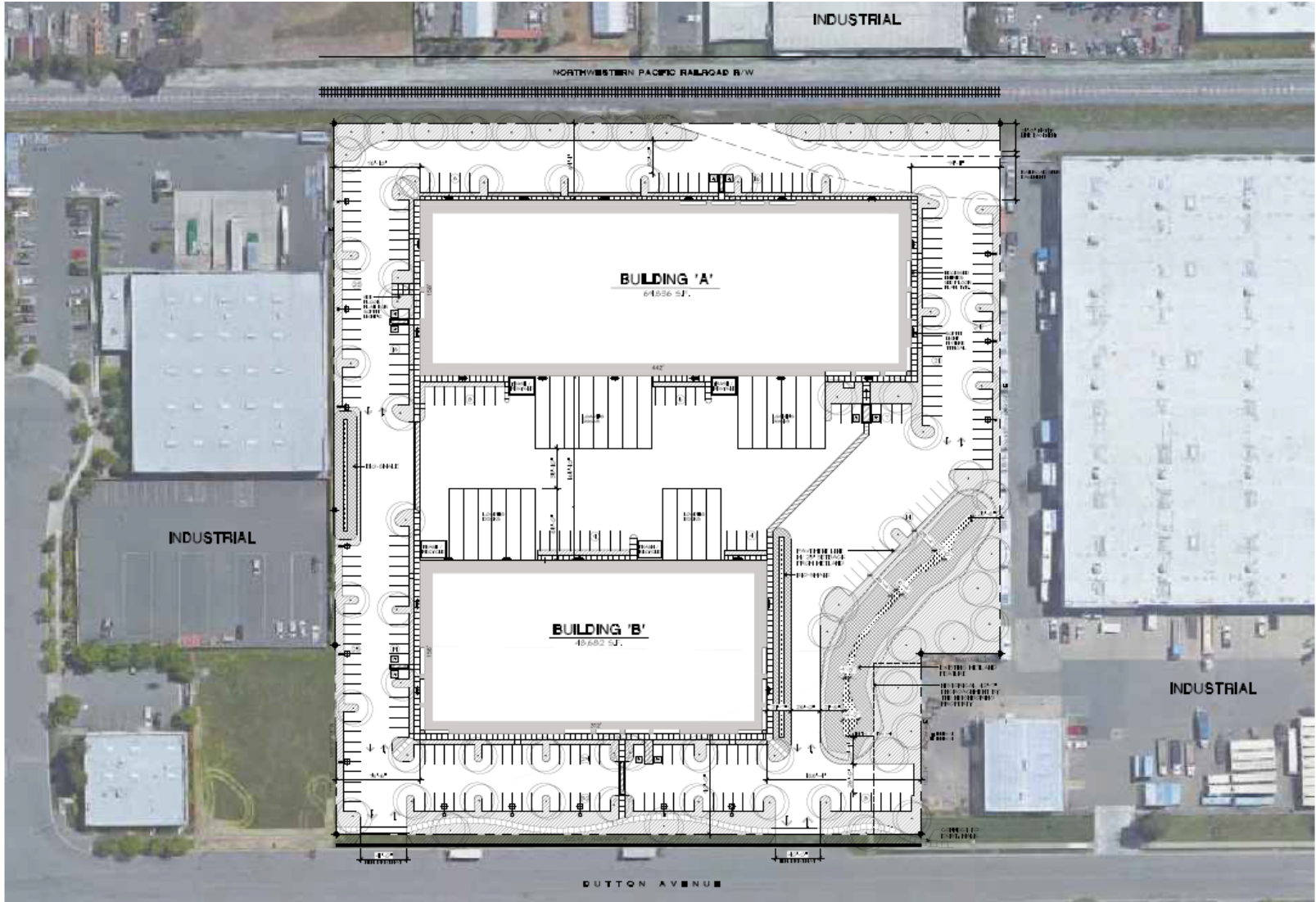
Environmental Review

California Environmental Quality Act (CEQA)

- Dutton Avenue Light Industrial Buildings Mitigated Negative Declaration adopted on November 4, 1999
- Addendum to the adopted Mitigated Negative Declaration prepared on January 20, 2016, and reviewed by City Staff
 - Pursuant to CEQA Guidelines Section 15073.5: addendum not required to be circulated



Conceptual Site Plan



It is recommended by Planning Commission and the Planning and Economic Development Department that the City Council:

- Approve the General Plan Amendment to change the land use designation from General Industry to Light Industry for the property located at 2960-2970 Dutton Avenue.

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