

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR SAWYER AND MEMBERS OF THE COUNCIL  
FROM: AMY NICHOLSON, CITY PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
SUBJECT: DUTTON AVENUE INDUSTRIAL BUILDINGS  
AGENDA ACTION: APPROVAL OF A RESOLUTION

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RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, approve the General Plan Amendment to change the land use designation from General Industry to Light Industry for the property located at 2960 and 2970 Dutton Avenue.

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EXECUTIVE SUMMARY

The proposed project includes a General Plan Amendment to change the existing land use designation from General Industry to Light Industry for the property located at 2960 and 2970 Dutton Avenue. The proposal would create consistency between the current zoning classification of Light Industrial and the proposed land use designation of Light Industry. The General Plan Amendment is in anticipation of constructing two industrial buildings, although no formal development applications have been received to date.

BACKGROUND

1. Project Description  
The project area consists of one, approximately 8.5 acre parcel, located at 2960 and 2970 Dutton Avenue. The project site is located in the southwest quadrant of Santa Rosa between the Northwestern Pacific Right of Way and Dutton Avenue. The proposal consists of a General Plan Amendment to change the land use designation from General Industry to Light Industry, in an effort to bring the site into conformance with the current zoning classification, and to facilitate future development.
2. Surrounding Land Uses  
North: Vacant Land and Light Industry  
South: Light Industry  
East: Light Industry

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West: Light Industry

The project site is surrounded by light industrial uses including Canine Companions to the west, a variety of warehouse, light manufacturing, and distribution tenants to the north, Amy's Kitchen to the south, and supply stores to the east.

3. Existing Land Use – Project Site

The project area is comprised of one parcel totaling approximately 8.5 acres. The site is undeveloped and consists of mostly native grasses, and an approximately 0.04 acre seasonal wetland in the southeast corner. Existing topography is generally flat, with the average slope of the site less than 10 percent. No trees exist on-site.

4. Project History

On November 4, 1999, a project consisting of two light industrial buildings on the subject site was approved by the Design Review Board, and a Mitigated Negative Declaration was adopted.

On September 17, 2015, the project proponents brought a concept design for two industrial buildings before the Design Review Board and received feedback. The formal Design Review application has not been submitted in an effort to receive approval for the General Plan Amendment entitlement first.

On September 30, 2015, the project proponents filed an application requesting a change in the land use designation for the project site.

On October 27, 2015, a Notice of Application was mailed to surrounding property owners within a 400 foot radius of the subject site.

On January 28, 2016, the Planning Commission recommended approval of the General Plan Amendment to the City Council by a vote of 4-0-2-0 (Chair Cisco, Commissioners Duggan, Groninga, and Crocker, voting YES and Vice Chair Stanley and Commissioner Dippel being absent.)

### PRIOR CITY COUNCIL REVIEW

None.

### ANALYSIS

1. General Plan

**General Plan Amendment Application Criteria**

Applications for a General Plan Amendment must address the following questions:

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- a. Why do you want a General Plan Amendment?
- b. What changes or events have occurred or what new evidence has arisen since the General Plan was adopted which now warrant a change?
- c. Have detailed neighborhood plans or other studies revealed the need for a General Plan Amendment?
- d. Describe the effect the proposed change will have on the surrounding uses. Describe how the proposed change will affect achievement of the General Plan in this and the surrounding area.

The applicant requests the General Plan Amendment at the direction of City Staff prior to development of the undeveloped parcel. The aforementioned change would bring the land use designation into conformance with the current zoning classification of IL (Light Industrial) and match the land use designation of the surrounding properties. The City currently maintains an inventory of 647 acres of General Industry land. Given the current supply of General Industrial land Citywide, the negligible reduction proposed by this project is not anticipated to result in a detrimental effect to the City's overall stock of land in this land use designation.

The Light Industry land use designation accommodates light industrial, warehousing and heavy commercial uses. It is staff's position that the site is appropriate for these uses given the existing more intense land use designation of General Industry, as well as the surrounding land uses, all of which are light industrial. No recent studies or neighborhood plans revealed a need for a General Plan Amendment. The proposed General Plan Amendment would affect surrounding uses by allowing for development of the vacant site. The project specific details facilitated by an approved General Plan Amendment will be reviewed at the time of application by requisite City Staff.

Finally, the proposed change will affect achievement of the General Plan on the subject site by allowing for development of the site, while ensuring maximum compatibility with surrounding uses.

### **General Plan Goals and Policies**

In addition to the above noted questions, staff also considered the following General Plan goals and policies related to the proposal:

- LUL-K      Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhood.

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- 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.

Based on a review of the above goals and policies, it is staff's position that the proposed General Plan Amendment is consistent with the General Plan. Specifically, the Amendment would allow for the development and use of a vacant site that would further the goal of protecting the City's industrial land supply, establish a ready-to-go non-residential site for future tenanting, and would help maintain the economic vitality of the existing light industrial area.

2. Other Applicable Plans  
The proposal and subject site are not subject to any additional policy documents.
3. Zoning  
The existing zoning classification for the subject site is IL (Light Industrial), which the applicant is not proposing to change. Any proposed development, such as the conceptual industrial buildings, would be reviewed for conformance with the IL district standards. Any necessary entitlement permits would need to be obtained prior to building permit submittal and issuance.
4. Neighborhood Comments  
Staff has received no neighborhood comments in regard to this project.
5. Public Improvements/On-Site Improvements  
No development is proposed with this entitlement, and as such, public and on-site improvements are not required.

### FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

### ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Staff has determined the aforementioned proposal falls within the scope of the Dutton Avenue Light Industrial Buildings Mitigated Negative Declaration adopted on November 4, 1999. An addendum to the adopted Mitigated Negative Declaration was prepared on January 20, 2016, and reviewed by City Staff.

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Pursuant to CEQA Guidelines Section 15073.5, the addendum is not required to be circulated, as the document has not been substantially revised since the public circulation period, and no new avoidable significant impacts have been identified.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Planning Commission (Commission) held a public hearing for the project on January 28, 2016. At that time, the Commission recommended approval of the proposed General Plan Amendment to the City Council by a vote of 4-0-2-0 (Chair Cisco, Commissioners Duggan, Groninga, and Crocker, voting YES and Vice Chair Stanley and Commissioner Dippel being absent.)

### NOTIFICATION

The public hearing was noticed by mail to property owners within 400 feet of the site, the installation of an on-site sign, and by an announcement published in the Press Democrat.

### ISSUES

There are no staff identified issues with the project.

### ATTACHMENTS

Attachment 1 - Disclosure Form

Attachment 2 - Location Map

Attachment 3 - Map/Conceptual Plans

Attachment 4 - Addendum, Initial Study/Mitigated Negative Declaration, Appendices Resolution

### CONTACT

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