

**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

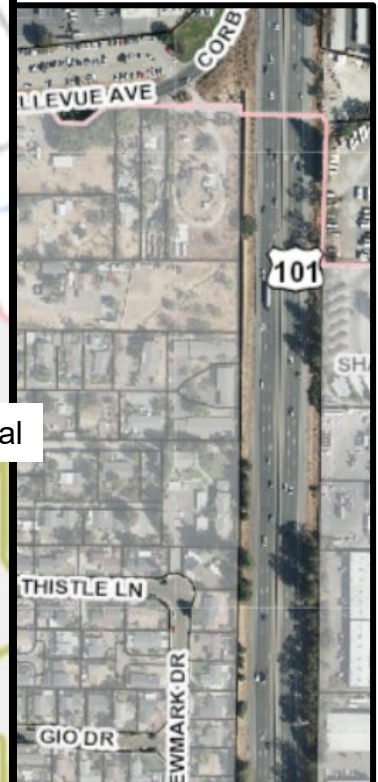
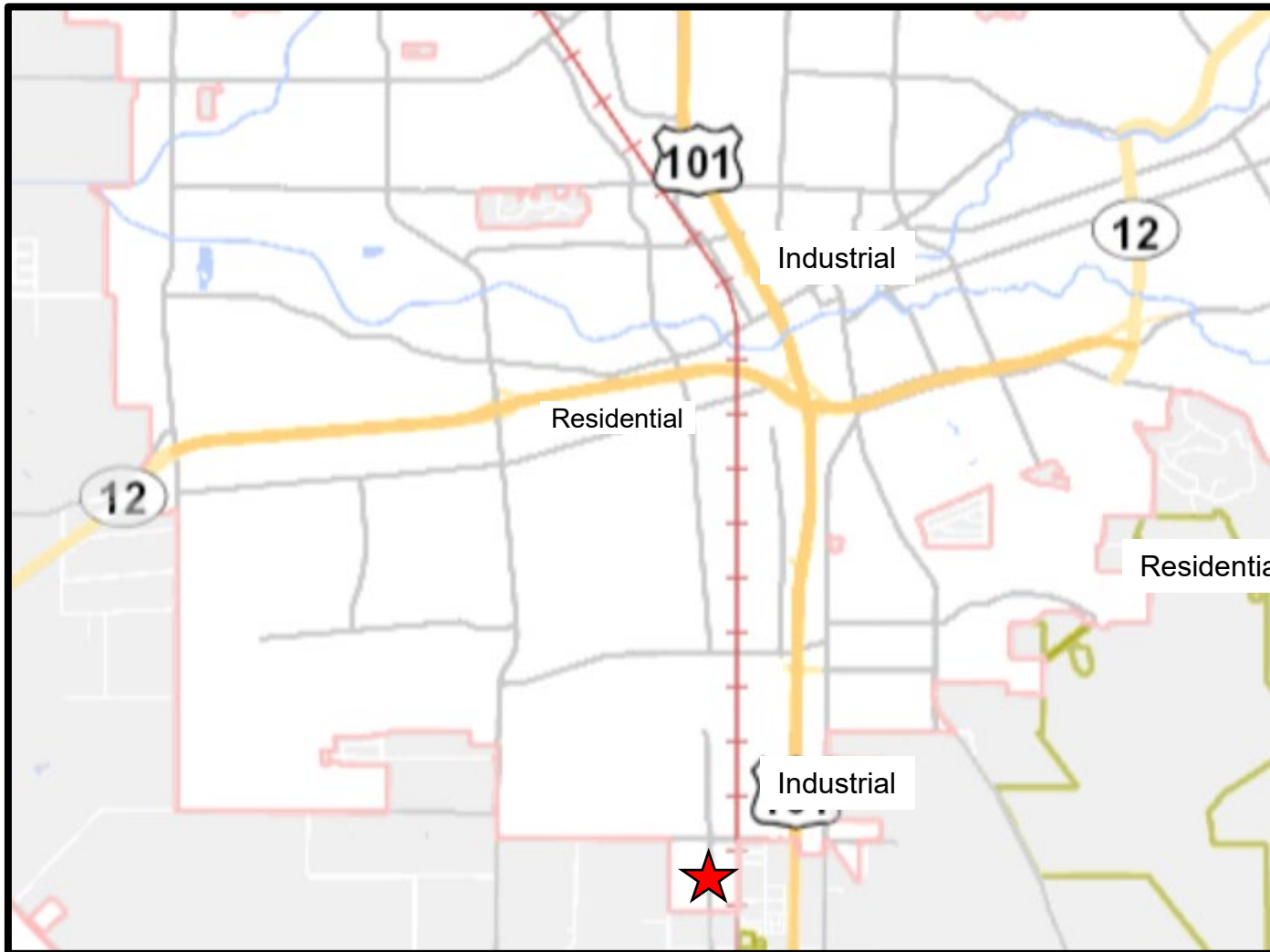
# Project Description

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



# 3150 Dutton Avenue

## Project Location & Neighborhood Context



# General Plan & Zoning

- General Plan

Existing: Medium Density Residential

Proposed: General Industry

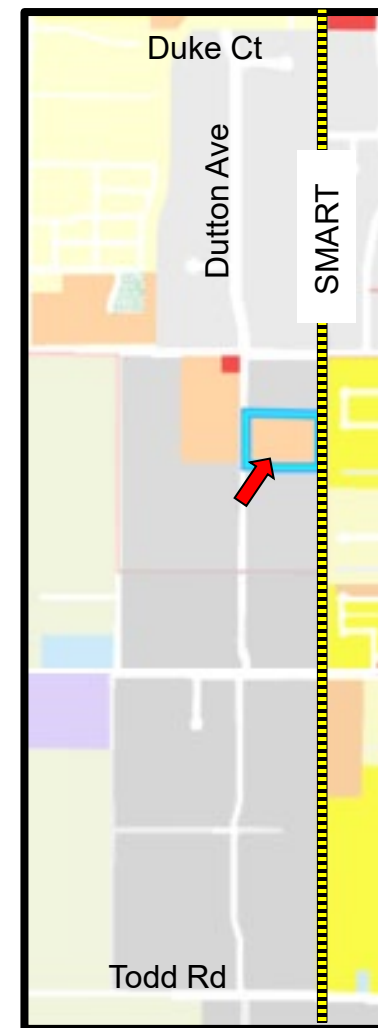
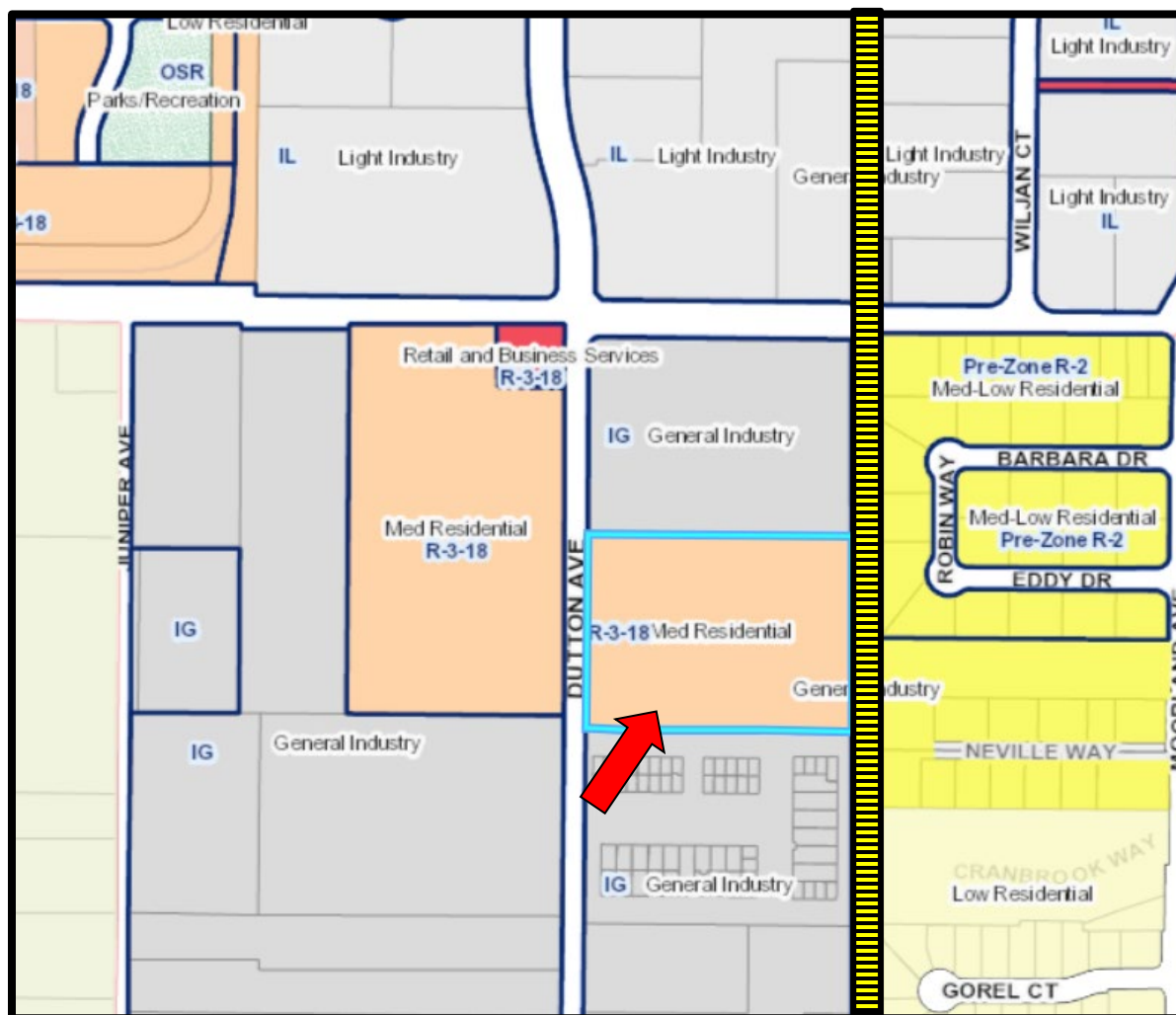
- Zoning

Existing: Multi-Family Residential (R-3-18)

Proposed: General Industrial (IG)



# Land Use Diagram



# Project History

- March 14, 2006 - Council: Adopted General Plan Amendment from General Industry to Medium Density Residential
- March 21, 2006 - Council: Adopted Zoning Map Amendment from General Industrial to Multi-Family Residential (R-3-18)
- October 18, 2018 - Design Review Board: Granted Design Review for a Multi-Family Housing Project; Adopted 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

# Issues/Comments/Findings

- Staff analysis has concluded findings can be met.
- There are no unresolved issues.
- Staff received 3 written comments:
  - Questions about surrounding uses
  - Concerns about industrial near residential
  - Was development proposed as part of the project
  - Support for an industrial use on the project site

# Environmental Review

## California Environmental Quality Act (CEQA)

- 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)



## Recommendation

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.

# Recommendations

## Questions:

Hana Michaelson

Project Planner

[HMichaelson@srcity.org](mailto:HMichaelson@srcity.org)

(707) 543-4665

