

From: [Sonia Taylor](#)
To: [Michaelson, Hana](#)
Subject: Re: [EXTERNAL] Re: 3150 Dutton Avenue
Date: Friday, February 14, 2025 5:35:55 PM

Thanks so much for the response. Sorry to hear about the residential vacant lot...

I have no objections to the redesignation.

Sonia

On 2/14/2025 2:46 PM, Michaelson, Hana wrote:

> Hello Sonia,
 >
 > To the north and south General Industrial (IG) zoned parcels with existing manufacturing, warehouse, and commercial uses. To the east is medium high density residential. The lot (vacant) to the west is zoned medium density residential (R-3-18). I have attached an image with 3150 Dutton and the surrounding parcels for reference.
 >
 > Thank you,
 >
 > Hana Michaelson (she/her) | Contract Planner
 > Planning and Economic Development Department | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404
 > Tel. (707) 543-4665 | Fax (707) 292-0963 | hmichaelson@srcity.org
 >
 > Coming March 2025, the Planning Division of the City of Santa Rosa's Planning and Economic Development Department will fully transition to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System here, and more information will be coming soon!
 >
 >
 >
 > -----Original Message-----
 > From: Sonia Taylor <great6@sonic.net>
 > Sent: Friday, February 14, 2025 10:18 AM
 > To: Michaelson, Hana <HMMichaelson@srcity.org>
 > Subject: [EXTERNAL] Re: 3150 Dutton Avenue
 >
 > Got the notice about this GP redesignation this morning.
 >
 > Curious what's on either side of this site, and what the apparent vacant lot next to the site is designated for. Also, what's on the other side of the street from the site (looks like residential in the County). Can you please let me know?
 >
 > I am in favor of industrial designation/zoning when it's surrounded by other industry. In fact, I'm opposed to redesignating/rezoning industrial lands for housing, which happens all the time....
 >
 > Thanks.
 >
 > Sonia
 >
 > Sonia Taylor
 > 707-579-8875
 > great6@sonic.net

From: [Michaelson, Hana](#)
To: [Eric Taggesell](#)
Subject: RE: [EXTERNAL] 3150 Dutton Ave
Date: Tuesday, February 18, 2025 11:36:00 AM
Attachments: [image001.jpg](#)

Hello Eric,

Thank you for your email. 3150 Dutton Avenue is currently an undeveloped (vacant) parcel. The project proposes to change the General Plan land use designation of this parcel from Medium Residential to General Industry to allow for future development of an industrial facility. At this time, there is not a specific proposal for development associated with this project.

Thank you,

Hana Michaelson (she/her) | Contract Planner

Planning and Economic Development Department | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404

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From: Eric Taggesell <erictag@gmail.com>
Sent: Saturday, February 15, 2025 8:05 PM
To: Michaelson, Hana <HMichaelson@srcity.org>
Subject: [EXTERNAL] 3150 Dutton Ave

Hi Hana-

I received a postcard about this property. Can you tell me what the proposed use is for the building (anything more specific than General Industrial)?

Thank you!

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From: [Michaelson, Hana](#)
To: [Lisa Freilicher](#)
Subject: RE: [EXTERNAL] 3150 Dutton Avenue, Santa Rosa
Date: Monday, November 4, 2024 1:26:00 PM
Attachments: [Dutton_3150-Planning_Planning Application \(Dutton+Acacia\)_9.24.2024 \(6\).pdf](#)
[Dutton_3150-Planning_Acacia Lane CEQA Categorical Exemption Memo_submittal \(1\).docx](#)
[Dutton_3150-Planning_Draft CEQA Addendum.docx](#)

Per your email request, I have attached the project's Application materials for 3150 Dutton Avenue and 625 Acacia Lane. Please note these materials are subject to change as the project is still in review. This Application was assigned 10/09, and an Incomplete status letter was sent to the applicant on 10/30. This is the most current information for the project.

Kind regards,

Hana Michaelson (She/Her) | City Planner

Planning and Economic Development Department | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Cell (707) 483-9218 | Fax (707) 292-0963 | hmichaelson@srcity.org



From: Michaelson, Hana
Sent: Monday, November 4, 2024 8:36 AM
To: Lisa Freilicher <Lisa@Freilicherlaw.com>
Subject: RE: [EXTERNAL] 3150 Dutton Avenue, Santa Rosa

Thank you for your email. I appreciate your comments regarding the project proposal at 3150 Dutton Avenue. Please note that the project is currently in its early stages, and additional notifications will be provided as it progresses.

Kind regards,

Hana Michaelson (She/Her) | City Planner

Planning and Economic Development Department | 100 Santa Rosa Ave, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4665 | Cell (707) 483-9218 | Fax (707) 292-0963 | hmichaelson@srcity.org



From: Lisa Freilicher <Lisa@Freilicherlaw.com>
Sent: Saturday, November 2, 2024 4:25 PM
To: Michaelson, Hana <HMichaelson@srcity.org>
Subject: [EXTERNAL] 3150 Dutton Avenue, Santa Rosa

Hi Hana, I received the Notice of Application requesting a zoning change for 3150 Dutton Avenue from Multi-Family Residential to General Industrial.

We own a 4-plex located at 159-165 Eddy Drive which is just to the east of 3150 Dutton Avenue. This area generally houses lower-income families. The City is in the process of attempting to bring City water to this area to ensure that these residents have access to clean water regulated by the City instead of the current well water system. This change was motivated by poor test results for certain wells located on Robin Way. Robin Way backs up to the project site on 3150 Dutton Avenue.

I am concerned that a General Industrial use on 3150 Dutton Avenue will result in polluted air and other new nuisances for residents of this area.

In Santa Rosa, General Industrial Use “is applied to areas appropriate for industrial and manufacturing activities, warehousing, wholesaling and distribution uses. Uses may generate truck traffic and operate 24 hours. Retail and business service uses that could be more appropriately in another zone are not permitted. Land uses allowed in the IG zoning district have the potential for creating objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, or industrial wastes.”

Along with fixing water quality problems, Santa Rosa should work proactively to maintain healthy air quality and avoid adverse environmental effects for these residents, rather than reduce their current quality of life with a General Industrial use. It is fundamentally wrong for these residents to be subjected to noxious, toxic uses less than a mile from their homes and families.

Finally, California is in dire need of new housing. This area is generally residential with many multi-family projects. Adding a “General Industrial” use seems inconsistent with the residential nature of this area and the housing needs of Santa Rosa and the State of California.

I appreciate your attention.

Lisa Freilicher

Partner
Freilicher Law
3235 Bayo Vista Avenue
Alameda, CA 94501
Email: lisa@freilicherlaw.com
Cell: (510) 846-6242
Fax: (925) 415-5114

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