RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 3150 DUTTON AVENUE, TO THE IG (GENERAL INDUSTRIAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 43-133-013; FILE NUMBER PRJ24-019 (REZ24-002)

WHEREAS, on March 14, 2006, the City Council adopted Resolution No. 26520, changing the General Plan land use designation for the property located at 3150 Dutton Avenue from General Industry to Medium Density Residential; and

WHEREAS, on March 21, 2006, the City Council adopted Ordinance No. 3771, approving a rezoning of the subject site from General Industrial to Multi-Family Residential (R-3-18); and

WHEREAS, on October 18, 2018, the Design Review Board adopted a Mitigated Negative Declaration (MND) and approved a 107-unit multi-family project on the subject site (Resolution Nos. 19-984 & 19-985); and

WHEREAS, on September 25, 2024, applications for the Dutton Avenue Development Project, located at 3150 Dutton Avenue, also identified as Sonoma County Assessor's Parcel Number 043-133-013, were submitted to Planning and Economic Development; and

WHEREAS, on November 1, 2024, a Notice of Application was mailed to surrounding property owners and occupants; and

WHEREAS, on November 4, 2024, Native American tribes with known interest in the area were notified of the proposed project as required by AB 52; and

WHEREAS, on November 14, 2024, Native American tribes with known interest in the area were notified of the proposed project in accordance with SB 18 requirements for General Plan amendments; and

WHEREAS, on December 27, 2024, a Notice of Neighborhood Meeting mailed to surrounding property owners and occupants; and

WHEREAS, on January 8, 2025, a Neighborhood Meeting was held; and

WHEREAS, on February 14, 2025, a Notice of Public Hearing was mailed to surrounding property owners and occupants; and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Medium Density Residential to General Industry, and a request for rezoning to IG - General Industrial zoning district; and

WHEREAS, on March 13, 2025, the Planning Commission adopted a resolution recommending that the Council adopt an Addendum to the previously adopted Dutton Avenue Residences Mitigated Negative Declaration; and

WHEREAS, on March 13, 2025, the Planning Commission adopted a resolution recommending that the Council approve an amendment to the General Plan Land Use Diagram for the property located at 3150 Dutton Avenue from Medium Density Residential to General Industry; and

WHEREAS, the IG (General Industrial) zoning districted implements the General Industrial General Plan land use designation; and

WHEREAS, on March 13, 2025, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 3150 Dutton Avenue in the R-3-18 (Multi-Family Residential) zoning district is no longer appropriate and that rezoning to General Industrial is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan. In accordance with Section 20-24.020(C), the IG (General Industrial) zoning district implements the General Plan land use designation of General Industry, which is intended for areas of industrial and manufacturing activities, including warehousing, wholesaling, and distribution. These uses may generate truck traffic and operate 24 hours. IG zoning allows activities that could produce objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration, or industrial waste.

   The proposed project protects industrial land supply by returning the parcel to its previous General Industry land use designation and ensures compatibility between industrial development and surrounding neighborhoods by removing residential land uses out of a predominantly industrial area. The site is located proximate to Highway 101 and, as such, supports compact development patterns encouraging reduced travel, energy use, and consumption of land and materials. The proposal also aligns with the Economic Vitality Element of the General Plan by providing opportunities for new business development, and the preservation of industrial land.

   The proposed project site is not within a specific plan area; and

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that City staff from the Engineering Development Services, Building Division, Water Department, Fire Department, and Planning Division have reviewed the proposed project materials and raised no concerns. The site is located

along the east side of the Dutton Avenue, adjacent to the SMART rail tracks, where lands designated for industrial uses extend for an approximate two mile stretch from the north side of Duke Court to south of Todd Road. All City services and utilities are available in the area, future development will be subject to public improvements; and

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):

October 18, 2018, the Design Review Board adopted a Mitigated Negative Declaration (MND) and granted Design Review for a five-structure, 107-unit apartment complex at 3150 Dutton Avenue (Resolution Nos. 19-984 & 19-985). The MND evaluated potential environmental impacts of the multi-family residential development with 33 one-bedroom, 64 two-bedroom, and 10 three-bedroom units in five buildings, along with ancillary on-site uses, and concluded that the project would not result in potentially significant impacts that could not be mitigated to a level of non-significance. Mitigation was included to reduce potential impacts related to Noise and Transportation; and

Pursuant to CEQA Guidelines Sections 15162 and 15164, an Addendum to the MND, prepared by Environmental Science Associates (ESA), dated March 2025, analyzed the impacts associated with the proposed project's development potential relative to those previously described in the approved MND to determine whether further environmental review was required under the California Environmental Quality Act (CEQA). The Addendum evaluated conceptual development project based on allowable uses in the General Industry land use designation and uses allowed in the IG zoning district, including aesthetics, agriculture & forestry resources, air quality, biological resources, cultural resources, energy, geology & soils, greenhouse gas emissions, hazards & hazardous materials, hydrology & water quality, land use & planning, mineral resources, noise, population & housing, public services, recreation, transportation & circulation, tribal & cultural resources, utilities & service systems, and wildfire. The Addendum did not identify any project-specific impacts stating that, "the analyses conducted, and the conclusions reached in the 2018 IS/MND remain relevant and valid" and further found that the proposed General Plan Amendment and Rezoning would not result in any new significant adverse impacts, nor an increase in the severity of significant adverse impacts previously identified in the MND. Additionally, the proposed project would not require the adoption of any considerably different mitigation measures or alternatives. The Addendum satisfies the requirements of CEQA Guidelines Section 15162 and 15164; and

On March 13, 2025, the Planning Commission adopted the aforementioned Addendum to the previously approved Dutton Avenue Residences MND.

D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code in that staff analysis has confirmed that future industrial development will

be able to meet required standards, including lot size, lot coverage, and setbacks set forth in the Zoning Code; and

E. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments. The requested rezoning, consistent with the proposed General Plan Amendment to General Industry, aligns with existing industrial uses and zoning along the Dutton Avenue corridor. It is proximate to Highway 101 and in an area that is served by existing utilities and infrastructure. City staff from the Fire Department, Engineering Development Services, Building Division, Water Department, and Planning Division have reviewed the proposed project materials and have raised no concerns.; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission previously approved a General Plan Amendment on the subject property from Medium Density Residential to General Industry.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 3150 Dutton Avenue from the R-3-18 (Multi-Family Residential) zoning district to the IG (General Industrial) zoning district, said property more precisely described as: Assessor's Parcel Number(s) 43-133-013.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 13th day of March 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:_____
KAREN WEEKS, CHAIR

ATTEST:_____
JESSICA JONES, EXECUTIVE SECRETARY