

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN
AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO GENERAL INDUSTRY
FOR THE PROPERTY AT 3150 DUTTON AVENUE, APN 043-133-013; FILE NUMBER
PRJ24-019 (GPAM24-002)

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 granted Design Review for a 5-structure, 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 Industry zoning district; and

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WHEREAS, this proposed General Plan land use amendment is part of the First 2025 General Plan Amendment Package; and

WHEREAS, the General Industry land use designation is intended to provide areas for manufacturing and distribution activities; and

WHEREAS, the staff of the Planning and Economic Development Department conducted an analysis and rendered an environmental determination that the proposed General Plan Amendment would not significantly affect the environment; and

WHEREAS, an Addendum to the previously adopted MND, prepared by Environmental Science Associates (ESA), dated March 2025, analyzed impacts of conceptual development based on 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

WHEREAS, on March 13, 2025, the Planning Commission recommended to the Council adoption of an Addendum to the previously approved Dutton Avenue Residences MND; and

WHEREAS, the Regional Housing Needs Allocation (RHNA) process is part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element; and

WHEREAS, RHNA is determined by the California Department of Housing and Community Development (HCD), and the Councils of Governments (COG), including the Association of Bay Area Governments (ABAG), are responsible for developing an RHNA methodology to allocate the Regional Determination to each city and county in the COG’s region; and

WHEREAS, the project site at 3150 Dutton Avenue is identified in the 2023-2031 Housing Element as an 86-unit moderate-income RHNA site; and

WHEREAS, pursuant to Government Code Section 65863, a jurisdiction must maintain adequate sites to accommodate its remaining unmet RHNA, by each income category, throughout the planning period; and

WHEREAS, the subject site is listed in the 2023-2031 Housing Element with an approved 86-unit moderate-income RHNA site; and

WHEREAS, the 2023-2031 Housing Element includes a RHNA surplus of approximately 49% overall, and 25% in the moderate-income category, which will provide adequate offset for the loss of 86 moderate-income units that would result from the proposed General Plan Amendment; and

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WHEREAS, to address the proposed change in land use at 3150 Dutton Avenue and ensure there is no net loss in RHNA units, the City is proposing a land use change to increase residential density in other locations, resulting in greater than 140 residential units, in the larger General Plan 2050 Update, that is scheduled for consideration by the Planning Commission and City Council in Spring 2025, which will ensure "No Net Loss" in compliance with Government Code 65863.b(2).

WHEREAS, should the land use changes proposed in the General Plan 2050 Update are not approved, the City has adequate balances in the RNHA reserves to ensure no net loss; and

WHEREAS, the staff finds justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area; and

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

- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the 2035 General Plan by demonstrating consistency with existing industrial land uses along the Dutton Avenue Corridor and supporting compact development patterns that encourage reduced travel, energy use, and consumption of land and materials. The proposed land use amendment protects industrial land supply by returning the parcel to its previous General Industry designation and ensures compatibility between industrial development and surrounding neighborhoods by removing residential land uses out of a predominantly industrial area. Additionally, the proposal aligns with the economic vitality goals of the General Plan by providing sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool; and
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed General Industry land use would remain in character with the surrounding land uses and lot configurations. The properties to the north up to Duke Court and south to Todd Road comprise an industrial land use corridor. The proposed amendment has been reviewed by City staff including the Fire Department, Water Department, Traffic Engineering, Engineering Development Service, and Planning, and no issues have been raised; and
- C. 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 land use amendment to the General Industry land use designation aligns with existing industrial uses, land use designations 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

- D. 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa is recommending approval by the City Council of a General Plan Amendment on the subject property from Medium Density Residential to General Industry.

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

AYES:

NOES:

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ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY