

CONSIDERATION OF ENVIRONMENTAL ASSESSMENT No. P22- 04122



PRESENTATION BY: ROB HOLT, SUPERVISING PLANNER

ID 23-1506

CITY COUNCIL HEARING | NOVEMBER 2, 2023

AERIAL MAP



PREVIOUS USE

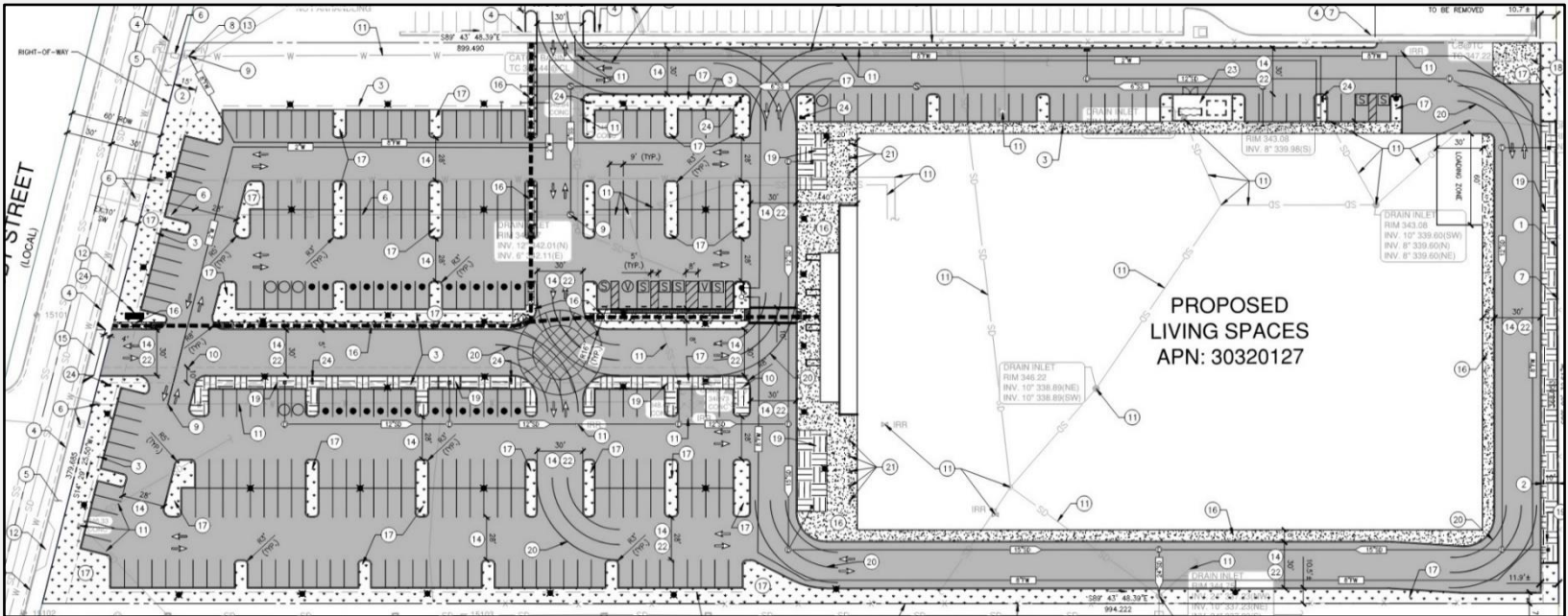


CURRENT STATUS



DEVELOPMENT PROPOSAL

- Furniture Showroom – 104,867 square feet
- Allowed w/ Approved Development Permit
- CR (Commercial – Regional) zone district
- Complies w/ development standards (setbacks, parking, landscaping)
- Large-Format Retail (FMC Sec. 15-6704)
- CD6 Project Review Committee: 7-0 approve



APPEAL

□ Noticing

▣ Notice of Intent to Adopt MND

- Posted on 05/05/23
- Response Letter and Request for Notice of Action received 05/26/23

▣ Approval and Notice of Action

- Posted on 07/24/23
- One Appeal letter received 08/08/23 (Appeal of Development Permit & CEQA)

▣ Concerns regarding Air Quality, Biological Resources and Energy impacts of Initial Study/Mitigated Negative Declaration.

PLANNING COMMISSION

- October 4, 2023 Hearing
- 2 Members Spoke in Opposition, 2 in Support
- Planning Commission voted to recommend adoption of the Environmental Assessment and deny the appeal and uphold Director's decision for Development Permit, 5 votes to 0.