



## Legislation Details (With Text)

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**Title:** CONTINUED TO FEBURARY 3, 2021  
Continued hearing to consider Development Permit Application No. P20-03406, for property located at 3611 South Northpointe Drive, on a parcel west of the corner of South Northpointe Drive and East Prime Avenue.

1. ADOPT Environmental Assessment No. P20-03406 dated February 3, 2021, an Addendum prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA).

2. DENY the appeal and UPHOLD the Planning and Development Director's action on approval of the Development Permit Application No. P20-03406 which proposes modifications to a previously approved entitlement for development of a shell building (Building 31) previously approved under Development Permit Application No. D-17-175.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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## REPORT TO THE PLANNING COMMISSION

**January 20, 2020**

**FROM:** MIKE SANCHEZ, Assistant Director  
Development Services Division

**THROUGH:** RALPH KACHADOURIAN, Supervising Planner  
Development Services Division

**BY:** THOMAS VEATCH, Planner  
Development Services Division

## SUBJECT

### CONTINUED TO FEBURARY 3, 2021

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## EXECUTIVE SUMMARY

Development Permit Application No. P20-03406 was filed by Frank Salas of Ware Malcomb on behalf of G4 Enterprises LTD and pertains to the property located at 3611 South Northpointe Drive. The applicant proposes a revised exhibit to modify the building and site plan exhibits of Building 31, a 469,569 square foot shell building. The shell building and overall development within the Northpointe Business Park was previously approved by Development Permit Application No. D-17-175. Changes to the site and shell building include the addition of truck docks and changes to the automobile parking area. The parcel is zoned IH/UGM (*Heavy Industrial / Urban Growth Management*). The project was approved by the Planning & Development Director on December 4, 2020. An appeal of the Directors decision was received; therefore the project has been scheduled to be considered by the Planning Commission. Staff recommends denial of the appeal and upholding the approval by the Planning & Development Director. The hearing is continued to February 3, 2021 to allow time to gather information requested by the appellant and prepare a report.