

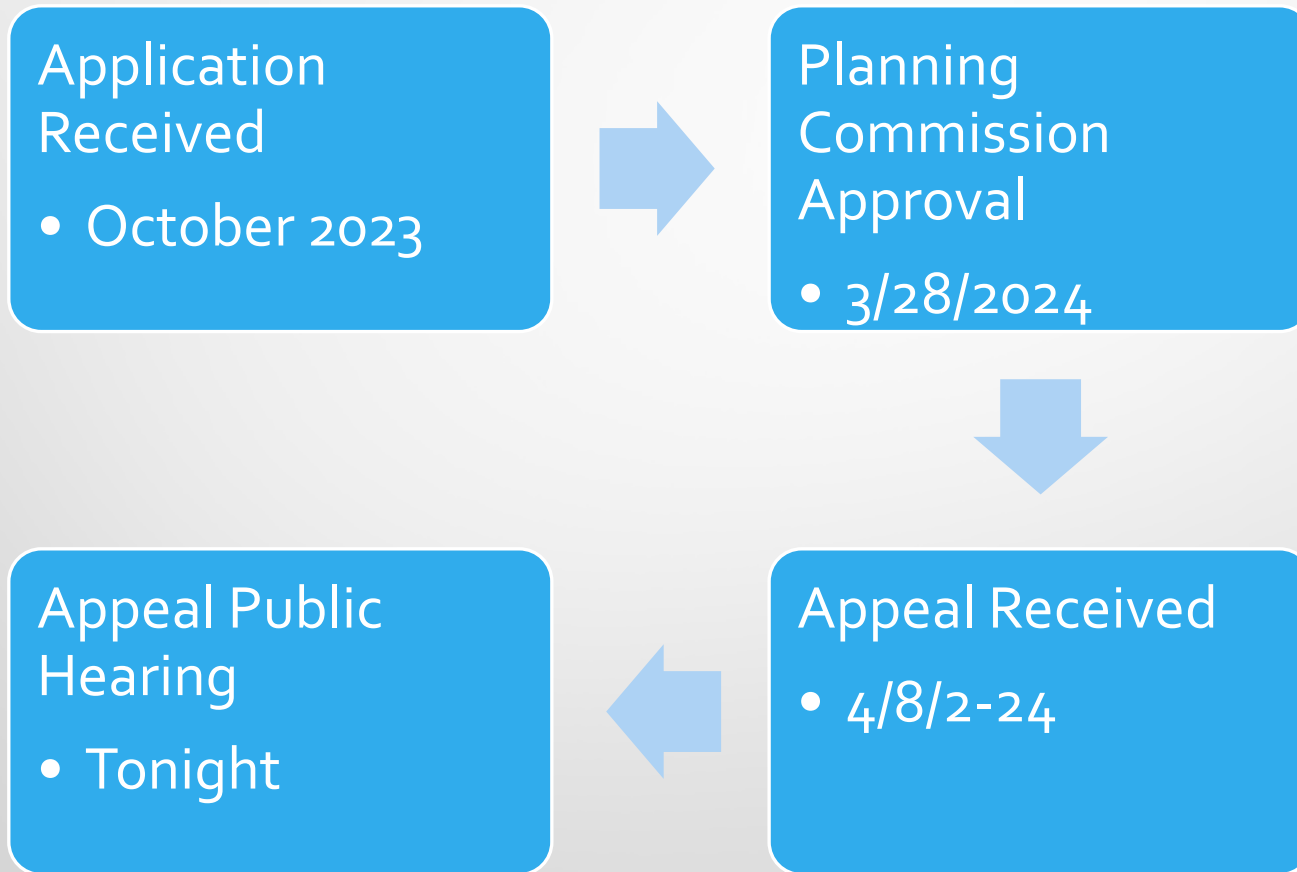
**APPEAL OF THE PLANNING COMMISSION'S APPROVAL
OF A TENTATIVE MAP, AND DESIGN REVIEW TO ALLOW
THE SUBDIVISION OF AN EXISTING PARCEL INTO
FIVE LOTS FOR RETAIL AND SERVICE COMMERCIAL
DEVELOPMENT AT 10505 TRINITY PARKWAY (P23-0266)
(APN 066-020-04)**

**Agenda Item 16.2
City Council Meeting
June 4, 2024**

Appeal Request

The appellant is requesting that the City Council overturn the Planning Commission's approval on the grounds that the project did not address environmental concerns, including but not limited to, traffic, air quality, and housing.

Project Timeline



Background:

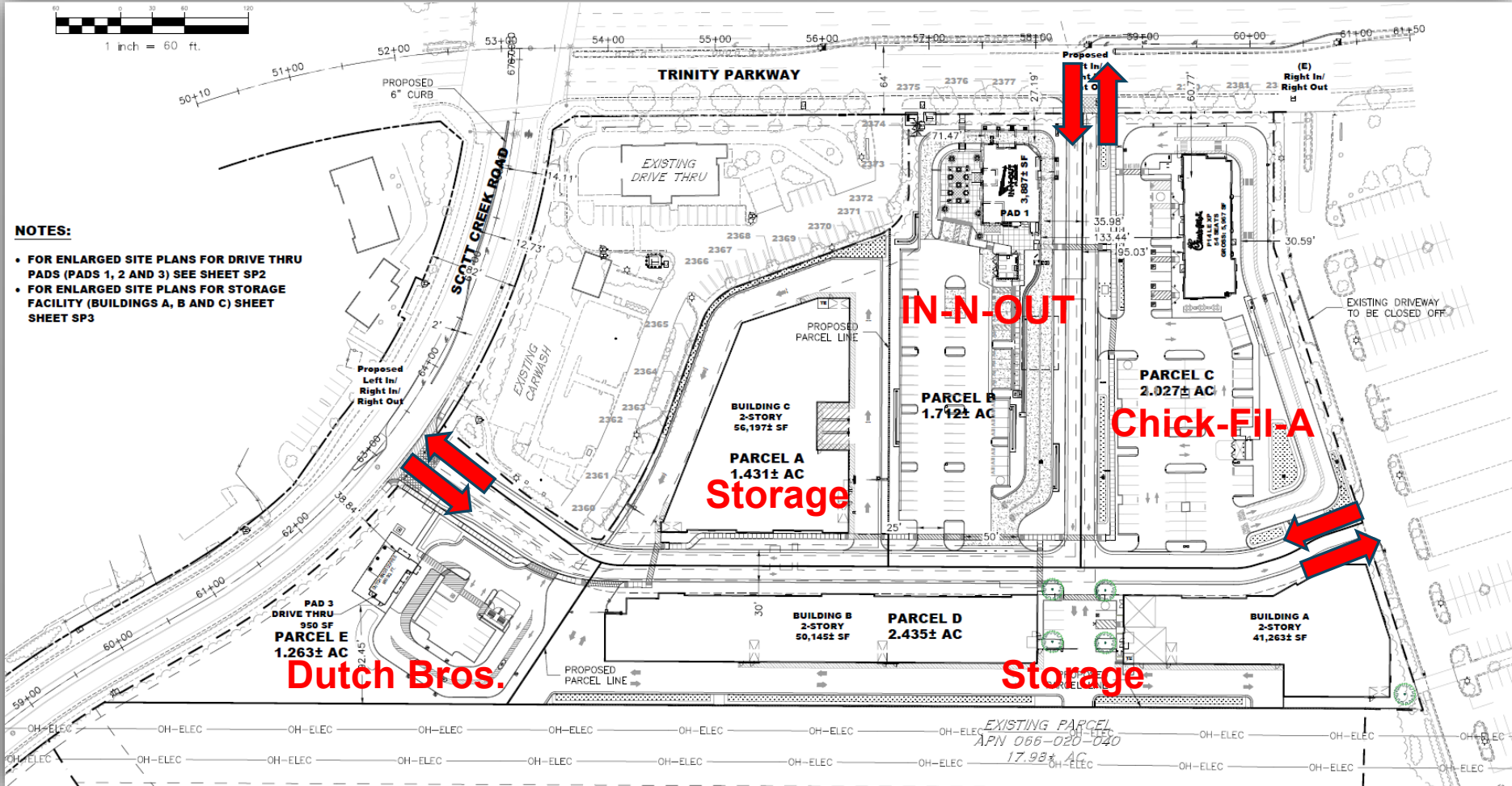
Project Application P23-0266

- The project being appealed consists of a Tentative Map, and Design Review to allow the subdivision of an existing parcel into five (5) lots for retail and service commercial development at 10505 Trinity Parkway (APN 066-020-04)
- The Project site is currently undeveloped and located at the southwest corner of Trinity Parkway and Scott Creek Drive

Location



Site Plan



Tentative Map

Consistency with the General Plan

- The proposed map is consistent with the General Plan Designation of Mixed-Use

Consistency with Zoning

- Complies with the zoning ordinance standards

Infrastructure

- All necessary infrastructure (water, sewer, access, dedications, etc.) is available to serve the proposed use

Design Review

Consistency with adopted MDP

- The proposed map is consistent with the adopted Master Development Plan for the A.G. Spanos Business Park

Consistency with Citywide Design Guidelines

- Complies with the city's adopted Design Guidelines

Findings

- All findings can be made to support approval of the Design Review component of the Project.

Appeal Analysis

Evidence supporting the Appellant's position was not submitted with the received appeal. The three concerns listed were Traffic, Air Quality, and Housing.

- A traffic study fully addressing Project impacts and identifying improvements that improve adjoining streets and existing conditions was prepared
- Vehicular circulation has been considered and minimum Code standards are met and substantially exceeded
- Project site air quality and housing have been adequately analyzed via the Spanos Park West Environmental Impact Report (SCH #1987032415)
- The Project complies with the adopted MDP
- No further environmental review is required so long as the proposed development project or use is consistent with the Master Development Plan

Recommendation

It is recommended that City Council adopt a resolution to:

Deny the Appeal and uphold the Planning Commission's approval of a Tentative Map and Design Review, subject to conditions.