



Appeal 24-02 of Appeal 24-01 for Development Permit Type-D 21-18, 19, 20, and 21

Presented by: Community Development and Housing Department

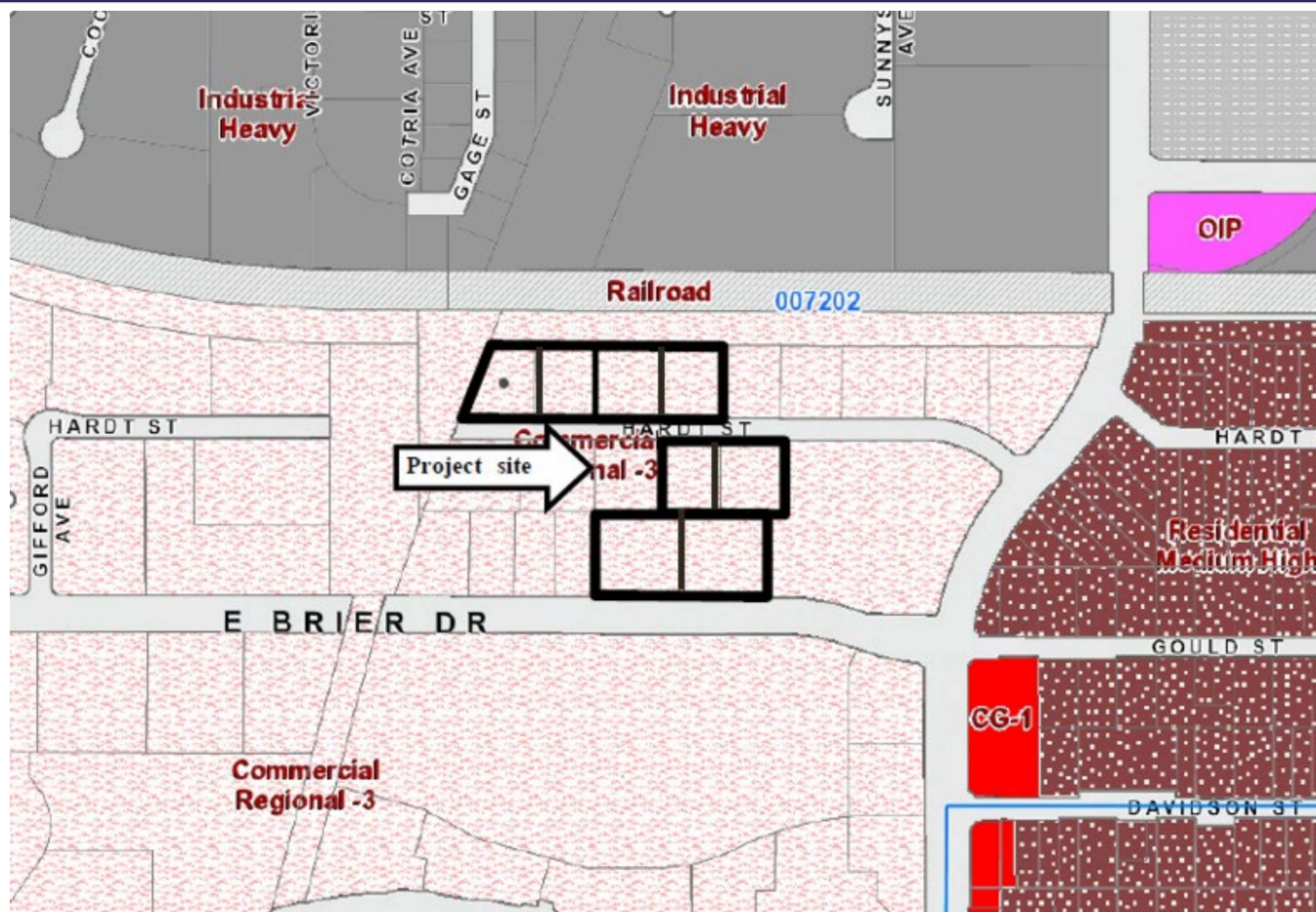


Background

- Mar 16, 2023: Permit Type-D 21-08, 19, 20, and 21 submitted.
- Feb 14, 2024: D/ERC holds hearing, receives opposition, approves project.
- Feb 27, 2024: SAFER files Appeal 24-01.
- Apr 9, 2024: Planning Commission denies Appeal 24-01, upholding project.
- Apr 22, 2024: SAFER files Appeal 24-02.
- July 3, 2024: Request for Continuance to August 21, 2024, MCC Meeting

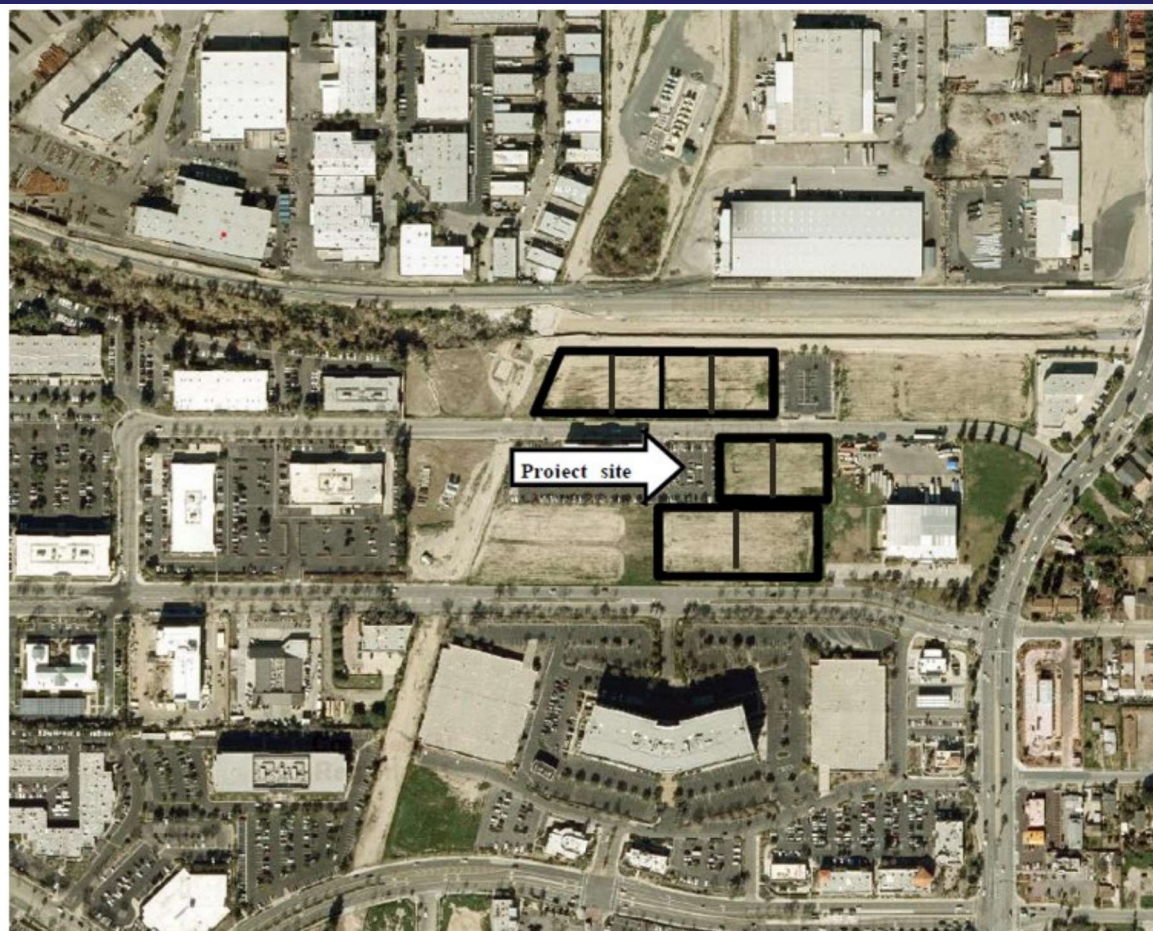


Location/Zoning Map





Aerial Map





Project Considerations

Hardt and Brier Business Park Project is proposed as five (5) service commercial buildings.

The buildings are designed as an open campus concept as to not incorporate an institutional presence.

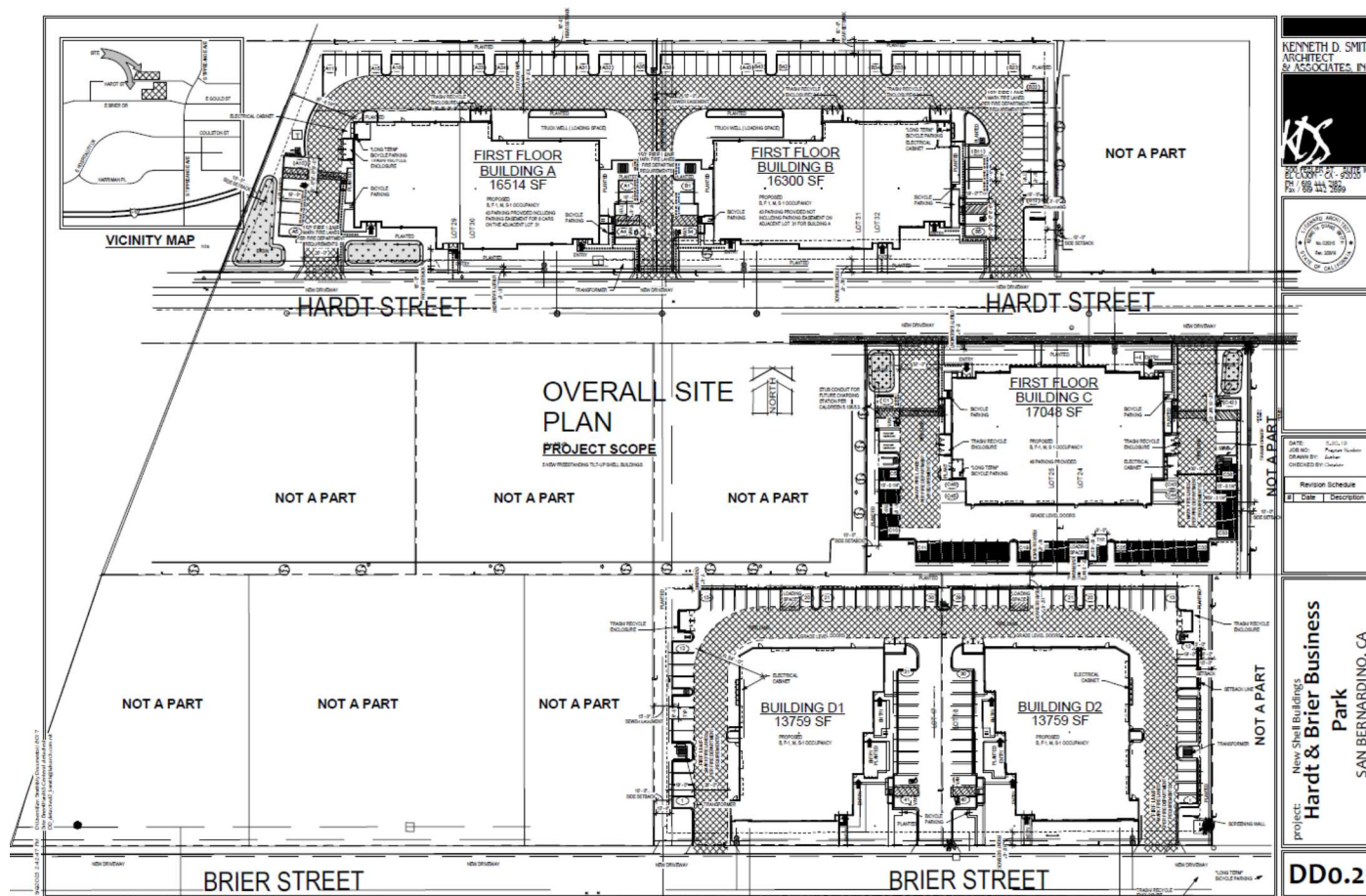


Project Considerations

- **Access:** Multiple buildings have driveways and parking spaces on Hardt St, including ADA and bicycle parking.
- **Traffic:** Traffic impact from the projects is predicted to be minimal by 2025.
- **Landscape:** Projects will have diverse landscaping, exceeding code requirements.
- **CEQA:** Proximity of projects led to a study and mitigation measures; invalidation would affect all projects.



Project Plans





Conceptuals

A



B



C



D1-D2





Recommendation

The Mayor and City Council:

1. **Adopt** a Resolution denying Appeal 24-02, thereby upholding the Planning Commission's denial of Appeal 24-01