

Excerpt from Planning Commission Minutes of March 19, 2024

PH-B Master Case No. 21-038: Tentative Parcel Map No. 21-007 (TPM No. 20456) and Design Review No. 21-013 - A request to consolidate 22 parcels into one (1) parcel to facilitate the development of a new industrial commerce center building totaling 623,460 square feet with approximately 14,000 square feet of office/mezzanine space on an approximately 29.8 acres site, pursuant to the certification of the Final Environmental Impact Report (FEIR), Mitigation Monitoring and Reporting Program, CEQA Findings, and Statement of Overriding Consideration.

Chair Fort opened the Public Hearing.

Jon Dille, Associate Planner, presented the staff report and noted the memorandum that was distributed to the commission, requesting to revise various conditions of approval that are no longer needed and therefore are recommended to be removed.

The commission and staff discussed the removal of conditions of approval related to the storm drainage and the project's retaining/screening wall and color of window framing.

The applicant Myra Ramirez, on behalf of Duke Realty/ Prologis, stated that she had read and agreed to the Conditions of Approval.

The City Clerk's Department received three (3) written correspondences in opposition of this item.

The following individuals spoke in opposition:

- Wanyae Mc Donald
- Salvador Rincon
- Zach Strasters
- Robert Lujan
- Andrew Graf
- Godfrey Wachira
- Forrest Peck
- Jason Ellis
- Elizabeth Sena
- Joaquin Castillejos

The following individuals spoke in favor:

- Juan Serrato
- Jonathan Daily
- Amanda Morales
- Eddie Campos

- Jon Shardlow

The Public Hearing was closed.

The commission and staff discussed traffic and the commission requested clarification on any existing city requirements that would mandate the developers to utilize union labor.

RECOMMENDATION:

- 1. Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024-017, and,**
 - a. Certify the Final Environmental Impact Report (FEIR), adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination.**
- 2. Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2024-018; and,**
 - a. Approve Tentative Parcel Map No. 21-007 (TPM No. 20456); and,**
 - b. Approve Design Review No. 21-013.**

ACTION: Motion was made by Commissioner Thrasher and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve Public Hearing Item “B”; adopt Resolution PC No. 2024-017 and 018; Master Case No. 21-038: Tentative Parcel Map No. 21-007 (TPM No. 20456) and Design Review No. 21-013 with amended conditions of approval.

The motion carried by the following vote:

AYES: Chair Fort, Secretary Quintana, Commissioners Sangha, and Thrasher;

NOES: None; **ABSTAIN:** None. **ABSENT:** Vice Chair Sanchez