

# City Council Hearing

---

March 15, 2022



*Planning, Building and  
Code Enforcement*

# Item 10.2

**H21-049- Site Development Permit and Environmental Appeal**

**Appeal of Site Development Permit and Environmental Appeal for the project at 1436 State Street.**

Presenter: Christopher Burton, Director, PBCE



# Project Site

---



# Project Description

---

- Site Development Permit to allow for a new corporation yard use, specifically:
  - the reconfiguration of the existing 3,100-square foot vacant building to warehouse and incidental office use,
  - the addition of an outdoor materials storage pad, a propane tank, and enclosed asphalt sealant tank,
  - the construction of an approximately 635-square foot utility building with staff locker rooms, and a trash enclosure

# Approvals and Appeals

---

- Site Development Permit and Initial Study/Mitigated Negative Declaration were approved at Planning Director's Hearing on December 8, 2021.
- Two appeals were filed:
  - Appeal of the Environmental Determination (Exhibit A) was filed on December 10, 2021, by Mark Espinoza.
  - Appeal of the Site Development Permit (Exhibit B) was filed on December 14, 2021, by Manuel Martinez

# Recommendations

---

- Staff recommends denial of the appeal of the environmental determination and denial of the appeal of the Site Development Permit.
  - The comments included in the environmental appeal do not raise new information that would result in new analysis, significant impacts, or mitigation measures, as compared to those analyzed and disclosed in the IS/MND and associated appendices.
  - The comments included in the appeal of the Site Development Permit do not negate any of the Site Development Permit findings, and the proposed project continues to be consistent with the goals and policies of the General Plan, Zoning District, and City Council policies.

# End

Presenter: Chris Burton, Director, PBCE