



## TITLE

Crawford Way Multifamily Condominium Tentative Subdivision Map

## RECOMMENDATION

Adopt a Resolution approving a Tentative Subdivision Map to permit the future subdivision of the Crawford Way Project into 100 condominium multifamily dwelling units on a 4.34-acre site at the southwest corner of Crawford Way and Highway 29, APNs 058-302-001 and 058-290-012 (File No. PL25-0010)

## CONTACT

William He, AICP, Senior Planner

## BACKGROUND & ANALYSIS

**Table 1: Site Information**

General Plan Designation	Local Serving Mixed-Use (LSMU)
Zoning District	LSMU
Site Size	4.34 Acres
Present Use	Vacant Site
Surrounding Zoning and Uses	North: Community Commercial (CC) / Canyon Plaza Shopping Center South: Neighborhood Commercial (CN) / Open Door Christian Church East: Public Right-of-way (P) / Highway 29 West: Rural Residential (RS-10,000 and RS-20,000) / single-family homes
Access	Crawford Way

On May 22, 2025, the Planning Commission approved the Crawford Way Design Permit for 100 townhome-style residential units on a 4.34-acre site. The site is located at the southwest corner of Crawford Way and Highway 29, in the Local Serving Mixed Use (LSMU) zoning district.

On May 29, 2025, the Applicant applied for a Condominium Tentative Subdivision Map. On November 20, 2025, the Planning Commission recommended Council approve the tentative



subdivision map.

Multifamily residential projects are “permitted” within the LSMU zoning district. Condominiums require a subdivision map, which is regulated by Subdivision Map Act and Chapter 18 of the Municipal Code. This map will subdivide the two existing parcels (APNs 058-302-001 and 058-290-012) into individual units and common areas. The draft resolution and exhibits are available in Attachments 1-3. A location map is available in Attachment 4. The public outreach comments and responses to the comments are available in Attachment 5.

### **Site Specific Issues**

HOA. A condominium project is required to have a homeowners association (HOA) responsible for maintaining private or shared facilities (California Civil Code). Generally, the HOA is responsible for repairing, replacing, and maintaining common areas, while individual owners are responsible for their own units and any exclusive-use common areas appurtenant to their units. The private HOA and Covenants, Codes and Restrictions (CC&Rs) must be formed before the Final Map is recorded. The project is also required to obtain of a State of California Department of Real Estate (DRE) Public Report approval to market and sell the condominium units. For more information, see Condition #8.

Inclusionary Housing. Housing projects that consist of five or more units are subject to inclusionary housing. For Sale Residential projects, such as condominiums, are required to provide nine (9) units as lower-income. Tentative Map Condition #8 requires an affordable housing agreement prior to the issuance of the first building permit. Condition #8 addresses this issue.

It should be noted that on December 11, 2025, the applicant sent an e-mail that formally requested a continuance for the project. The letter is available as Attachment 6.

### **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

### **FISCAL IMPACT**

The Crawford Way Multifamily Condominium Tentative Subdivision Map application requires a developer deposit for review and processing, so there is no fiscal impact on staff time.

### **ENVIRONMENTAL REVIEW**

The City Council certified the Broadway District Specific Plan Environmental Impact Report (BDSP EIR, SCH #2017042025) in July 2019 and amended the BDSP in September 2020. The applicant provided an addendum to the BDSP EIR that evaluated the potential impacts of the Crawford Way Project. In accordance with CEQA Guidelines Section 15162, the Addendum found that there were no substantial changes proposed by the Project and the proposed revisions do not require preparation of a new subsequent or supplemental EIR. The Condominium Subdivision Map has a



condition of approval that states all Design Permit conditions and mitigation measures remain in effect.

## **COMMUNICATION**

Level 5: Development Project

City outreach occurred between August 8, 2025, to November 13, 2025. Throughout the period, staff received three comments. Specific events are outlined below.

Aug. 8, 2025 – Project posted on website

Aug. 14, 2025 – Public Hearing Notice mailed to property owners and residents

Aug. 14, 2025 – GovDelivery Notice of Public Hearing sent to email subscribers list (4,340 + people)

Aug. 14, 2025 – Public Notice of Planning Commission Public Hearing published in newspaper.

Aug. 21, 2025 – Staff report published and GovDelivery Notice of Public Hearing sent to e-mail subscribers list (4,340 +/-)

Aug. 27, 2025 – GovDelivery Notice Reminder of Planning Commission Public Hearing sent to email subscribers list (4,340 +/-)

Aug. 28, 2025 – Planning Commission Public Hearing (Item continued)

Nov. 13, 2025 - Staff report published and GovDelivery Notice of Public Hearing sent to e-mail subscribers list (4,340 +/-)

Nov. 19, 2025 – GovDelivery Notice Reminder of Planning Commission Public Hearing sent to email subscribers list (4,340 +/-)

Nov. 20, 2025 – Planning Commission Public Hearing

Dec. 2, 2025 - Council Public Hearing Notice mailed to property owners and residents

Dec. 12, 2025 - Staff report published and GovDelivery Notice of Public Hearing sent to email subscribers list (4,340 +/-)

Dec. 15, 2025 - GovDelivery Notice Reminder of Council Public Hearing sent to email subscribers list (4,340 +/-)

Dec. 16, 2025 - City Council Public Hearing

## **ATTACHMENTS:**

1. Crawford Way Condo Map - CC Resolution
2. Exhibit A - Crawford Multi-Family Condo Map Plans
3. Exhibit B - Confirmation of Conditions of Approval
4. Crawford Way VTM - Location Map
5. Crawford Way Condo Map Project - Public Outreach and Comments
6. Crawford Way Condo Subdivision Map - Applicant Letter