



## **TITLE**

Crawford Way Multifamily Condominium Tentative Subdivision Map

## **RECOMMENDATION**

Continue the Crawford Way Multifamily Condominium Tentative Subdivision Map Project (File No. PL25-0010) to September 25, 2025.

## **CONTACT**

William He, AICP, Senior Planner

## **BACKGROUND & ANALYSIS**

On May 22, 2025, the Planning Commission approved the Crawford Way Multifamily Design Permit Project, a proposal for 100 townhome-style residential units on a 4.34-acre site (PL23-0023). The site is located at the southwest corner of Crawford Way and Highway 29, in the Local Serving Mixed Use (LSMU) zoning district. The developer subsequently proposed a tentative subdivision map application (PL25-0010) that would merge two existing parcels (APNs 058-302-001 and 058-290-012) and divide them into individual condominium unit lots and common areas.

The project was originally scheduled for the Planning Commission public hearing of August 28, 2025. Staff recommends a continuance because the applicant needs more time to provide public outreach mailing materials.

## **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 1: Minimal Communication

## **ATTACHMENTS:**

None