



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.

Following the Design Permit approval, the applicant submitted a Condominium Tentative Subdivision Map on May 29, 2025. This map proposes to subdivide two existing parcels (APNs 058-

302-001 and 058-290-012) into individual units and common areas, pursuant to the Subdivision Map Act and Chapter 18 of the Municipal Code. On November 20, 2025, the Planning Commission recommended City Council approval of the map. Following the Planning Commission recommendation, staff prepared a staff report for the City Council public hearing of December 16, 2025.

On December 11, 2025, the applicant sent an email that formally requested a continuance for the project. On December 16, 2025, the City Council granted the applicant's formal request for a continuance. On January 5, 2026, the applicant sent an email that requested modifications to conditions 4 and 8 of the draft resolution. Staff reviewed the requests and provided a response to the applicant on January 12, 2026.

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. The applicant's letter of request for modifications is available as Attachment 6 with staff responses on Attachment 7.

I. Site Specific Issues

- a. Homeowners Association (HOA). As a condominium project, the developer is required to establish an HOA responsible for maintaining shared facilities and common areas. Under the California Civil Code, the HOA and its Covenants, Conditions, and Restrictions (CC&Rs) must be finalized before the Final Map is recorded. Additionally, the applicant must obtain a Public Report from the California Department of Real Estate (DRE) before marketing or selling units (See Condition #8).
- b. Inclusionary Housing. Under the Municipal Code, for-sale residential projects of this size must provide nine (9) units for lower-income households. The applicant is required to record an affordable housing agreement before the first building permit is issued.

II. Proposed Modifications to Conditions of Approval

On January 5, 2026, the applicant requested revisions to two draft conditions (see Attachment 6 with responses on Attachment 7). Staff's evaluations are as follows:

- a. Condition 4: Final Map Timing
 - Applicant Request: Extend the milestone for filing the Final Map from "24 months after Council action" to "24 months after building permit issuance."
 - Staff Recommendation: No change. Existing Municipal Code (Section 18.22.060) allows for three one-year extensions, and, at maximum, the applicant will have 5 years to file the final map. A revision to the condition is unnecessary.
- b. Condition 8: Affordable Housing & DRE Timing

- Applicant Request: Defer the affordable housing agreement and DRE approval from "prior to building permit" to "prior to certificate of occupancy." The applicant also clarified that affordable housing requirements should be based on the 87 base units rather than the 100 total units (which includes a density bonus).
- Staff Recommendation: Staff supports the calculation based on base units, and made changes in accordance with the applicant's request. However, staff opposes deferring the agreement until the end of construction. Securing the agreement early ensures compliance regardless of whether the units are eventually sold as condos or operated as rentals.

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 January 16, 2026. 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

Jan. 16, 2026 - Staff report published and GovDelivery Notice of Public Hearing sent to email subscribers list (4,340 +/-)

Jan. 19, 2026 - GovDelivery Notice Reminder of Council Public Hearing sent to email subscribers list (4,340 +/-)

Jan. 20, 2026 - City Council Public Hearing

ATTACHMENTS:

1. Resolution - Crawford Way Condo Map
2. Exhibit A - Crawford Multi-Family Condo Map Plans
3. Exhibit B - Confirmation of Conditions of Approval
4. Crawford Way Condo Map - Location Map
5. Crawford Way Condo Map - Public Outreach and Comments.pdf
6. Crawford Way Condo Map - Applicant email request for condition changes
7. Crawford Way Condo Map - Responses to Applicant Letter