



## **TITLE**

Crawford Way Multifamily Condominium Tentative Subdivision Map

## **RECOMMENDATION**

Continue the Crawford Way Multifamily Condominium Tentative Subdivision Map to November 20, 2025 (File No. PL25-0010).

## **CONTACT**

William He, AICP, Senior Planner

## **BACKGROUND & ANALYSIS**

Project Update: Crawford Way Residential Development

- May 22, 2025 – The Planning Commission approved the Design Permit for a proposed 100-unit townhome-style residential development located on a 4.34-acre site at the southwest corner of Crawford Way and Highway 29. The site is zoned Local Serving Mixed Use(PL23-0023).
- May 27, 2025 – The applicant submitted a Tentative Subdivision Map (PL25-0010) to create 100 condominium lots with shared common areas.
- August 28, 2025 – At the applicant's request, the public hearing was continued to September 25, 2025.
- September 10, 2025 – The applicant requested a further continuance of the public hearing to November 20, 2025 to address interpretation issues related to the City's Inclusionary Housing Ordinance. City staff is currently working with the applicant and the City Attorney to resolve this issue.

## **COUNCIL PRIORITY PROGRAMS AND PROJECTS**

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

## **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.

## **COMMUNICATION**

Level 2: Targeted Communication

The targeted communication consists of:

- Posting the project on the City's website
- Announcing the project to GovDelivery recipients (4,150+ people)
- Neighborhood letters sent within 300 feet
- Publication in Vallejo Times Herald
- Public hearing notice sent to GovDelivery recipients

## **ATTACHMENTS:**

None