



## Planning Commission Agenda Report

From: Darren Nash, City Planner

Subject: Planned Development (PD 24-05/P24-0062), Master Development Plan (MDP)  
Applicant – Brian Thorndyke  
Approve a master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot. Find that said action is

CEQA: Staff recommends the Planning Commission determine the project is exempt from environmental review as a class 32 categorical exemption pursuant to the State's Guidelines to Implement the California Environmental Quality Act (CEQA), § 15332.

Location: APNs: 025-424-001, -002, -003, -004, -005, -006, -007, & -008

Date: April 22, 2025

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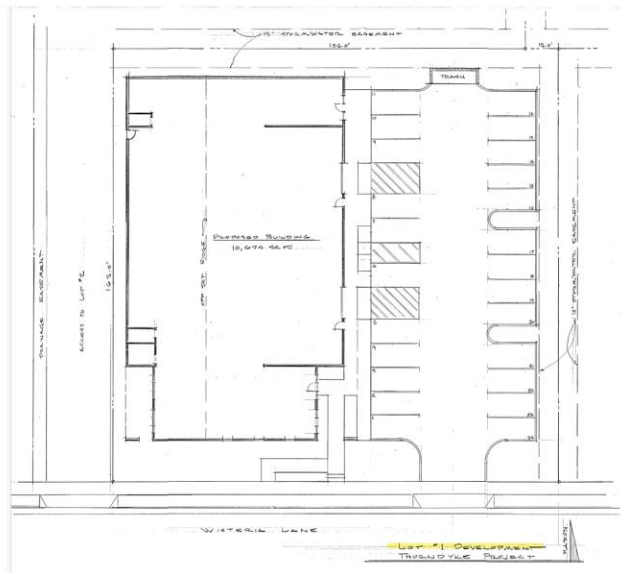
### Facts

1. Brian Thorndyke has applied for PD 24-05, A request to approve a master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot within the existing Golden Hill Business Park (the "Project").
2. The 2.68-acre site is located on the northwest corner of Wisteria Lane and Germaine Way, east of Golden Hill Road (See Vicinity Map, Attachment 1), within the Golden Hills Business Park.
3. The General Plan land use designation is Business Park (BP) and the zoning designation is Planned Industrial (PM). Industrial uses (e.g., electrical manufacturing and processing, wineries, and metal fabrication) and warehousing uses (with accessory offices) are permitted in the PM zone and are consistent with the BP General Plan land use designation.
4. The Golden Hills Business Park was originally established with Tract 2269 in 2001. The lots within the business park were previously improved with curb, gutter and sidewalk and are served with sewer, water, and other dry utilities. Additionally, the lots within the business park were graded at the time of the installation of the tract improvements.
5. In September of 2006, the Planning Commission approved Resolution 06-076 approving PD 06-010 and Resolution 06-077 approving Tract 2839. These entitlements authorized the subdivision of the site into eight lots for the construction of eight light industrial/manufacturing buildings. Although the subdivision was recorded establishing the eight lots, no development has occurred on the lots.
6. In March 2023 the City Council approved Resolution 23-030 approving PD 20-16 and Tentative Tract Map 3191, approving a six-lot subdivision and a master development plan for the 2.68-acre

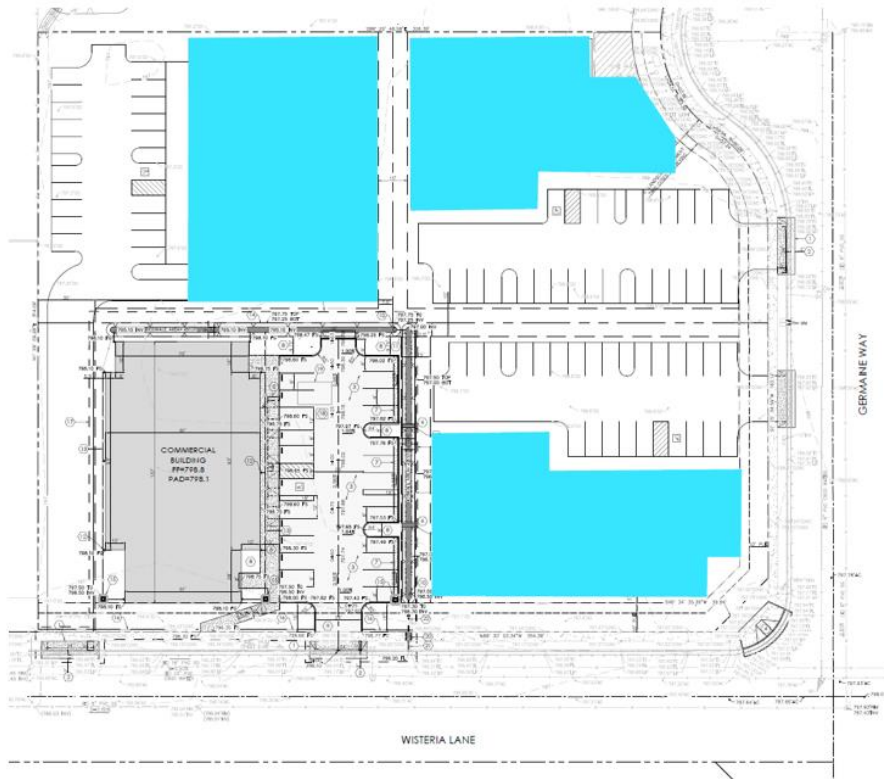
site for Mr. Thorndyke. The tract map has not been recorded, and no development has occurred on the site.

7. Mr. Thorndyke is not planning on moving forward with the six-lot project and is now proposing a four-lot project, indicating that fewer larger lots would better serve the demand for light-industrial users.
8. Tentative Lot Line Adjustment PRAL 21-0009 has been approved, allowing for the reduction of eight lots to four lots.
9. Nick Gilman, Architect, has provided site planning and architectural details for a 10,700sf building for Lot 1. It is intended for this building to be constructed first to provide the theme for the development of the remaining three lots.
10. Tim Roberts, Civil Engineer, provided engineering plans for the Project and includes grading and drainage information for all four lots. The civil plans show conceptual parking and building placement for the four lots.
11. The Development Review Committee (DRC) reviewed this Project at their meeting on January 13, 2025. The DRC indicated that the reduction to four lots provides for a better development pattern for the property. The DRC recommended that the Project be scheduled for review by the Planning Commission.

## Lot 1 - Development Plan



# Preliminary Development Plan



## Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the Project by:
  - a. Approving Draft Resolution A for PD 24-05, subject to conditions of approval.
  - b. Find that said action is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA guidelines section 15332, in-fill development projects (class 32).
2. Modify and approve the Project by amending and approving Draft Resolution A.
3. Refer the Project back to staff or DRC for additional analysis.
4. Deny the Project by adopting findings of denial.

## Analysis and Conclusions

### Project Summary

This Project proposes merging the existing eight parcels into four parcels and approving a Development Plan for a 10,700sf building on Parcel 1. The Project site was previously graded and frontage improvements installed with the development of Tract 2269. The site is adjacent to other lots within Tract 2269 to the west and to the north. Germaine Way is adjacent on the east and Wisteria Lane is adjacent to the south.

### General Plan/Zoning Consistency

The proposed buildings would be located on vacant lots within an existing industrial/business park. Industrial uses such as electrical manufacturing and processing, wineries, and metal fabrication; and warehousing with accessory offices are permitted uses in the PM districts. The uses are also consistent with both the Business Park (BP) General Plan land use designation, which are “to encourage the continued viability of existing industrial development while providing encouragement for new industry to locate in the City.”

### Future Development Review Process

The architectural plans provided for Lot 1 along with the civil engineering plans are considered the Master Development Plan for the Project and will be exhibits to the PD Resolution. Future development of the lots will be required to submit a Major Site Plan Review application for review and final approval by the DRC for consistency with the master development plan for this Project.

### Conclusion

The proposal to reduce the number of lots on the 2.6-acre site from eight to four, and construct four new industrial/warehouse buildings on the lots is consistent with the land use and zoning designations of the properties and would complement the existing industrial/warehouse uses within the business park. Additionally, the proposed project is the type of development anticipated in the Golden Hills Business Park and is supported by the City’s Economic Strategy and Tech Corridor.

City staff has assessed the environmental impact of the Project and any applicable environmental review under the California Environmental Quality Act (“CEQA”). As the decision-making body for the City, and in the City’s role as lead agency under CEQA for the Project, staff recommends that the Planning Commission find the entire Project categorically exempt from CEQA review, pursuant to CEQA Guidelines, Section 15332, In-Fill Development Projects (Class 32). Additionally, staff recommends that the Planning Commission find that none of the Exceptions to the Categorical Exemptions apply to the Project. The findings associated with a Class 32 exemption are set forth within Resolution A, Attachment 2.

### **CEQA**

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### **Recommendation (Option 1)**

Option 1 – Staff recommends the Planning Commission approve the project by approving Draft Resolution A.

### **Attachments**

1. Attachment 1. Vicinity Map

## 2. Draft Resolution A