



# New Lobby Building with Landscaping

DR24-051

3555 Round Barn Blvd

August 7, 2025

Suzanne Hartman, City Planner  
Planning and Economic Development

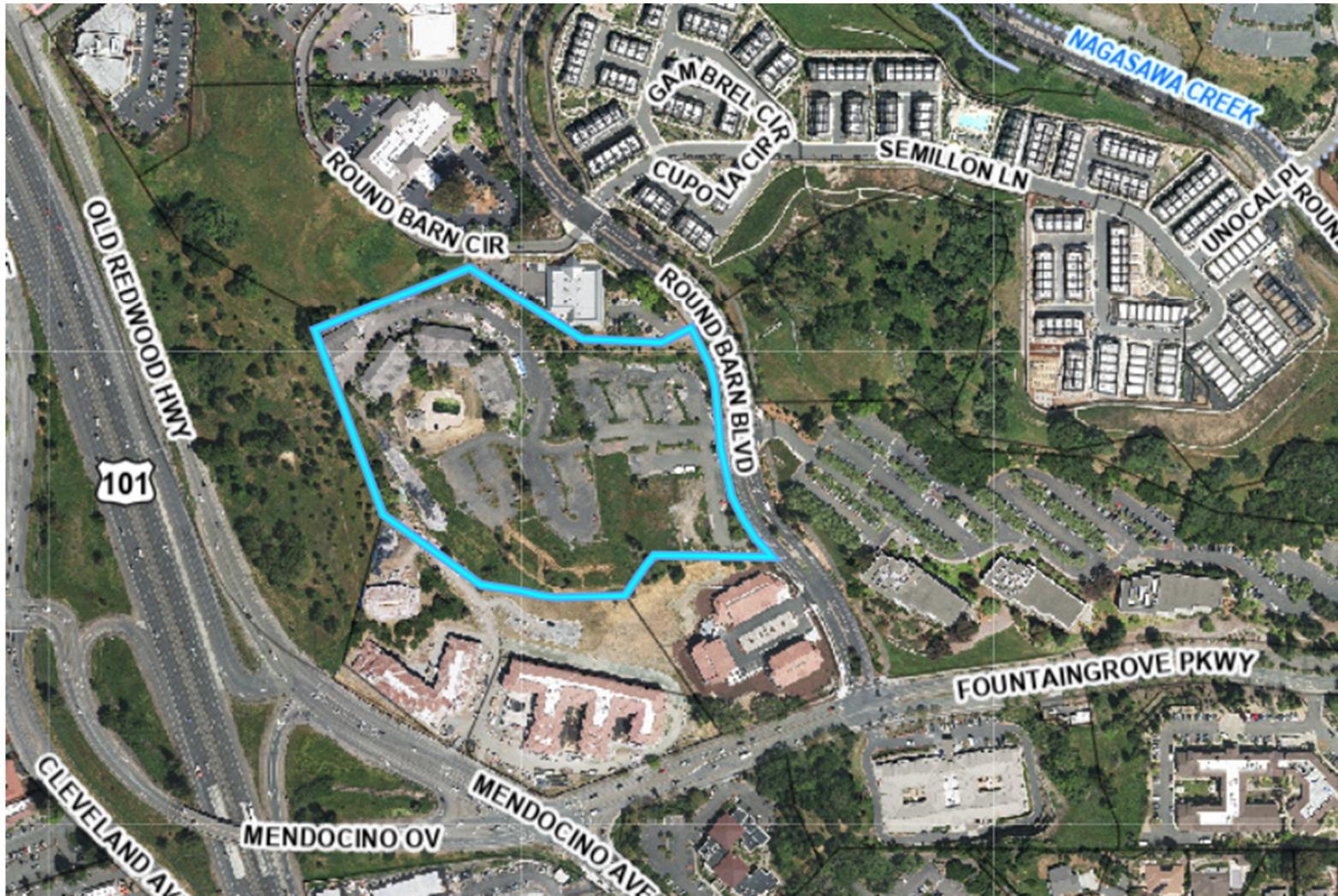
## Project Description

- Applicant proposes to construct a new 1-story lobby building with landscaping
  - Approx. 2,690-square-foot building
  - Approx. 2,039-square-foot courtyard area

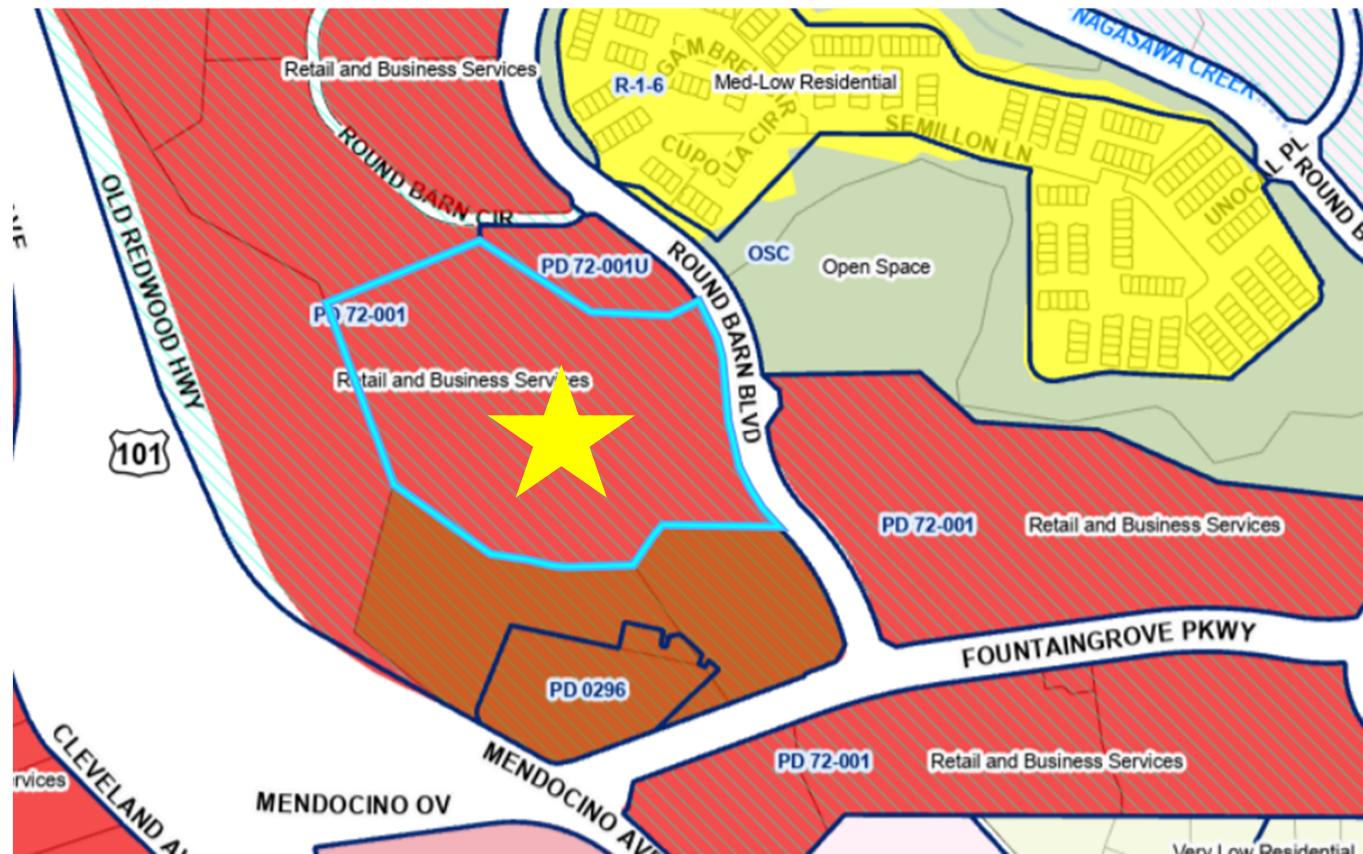
# 3555 Round Barn Boulevard



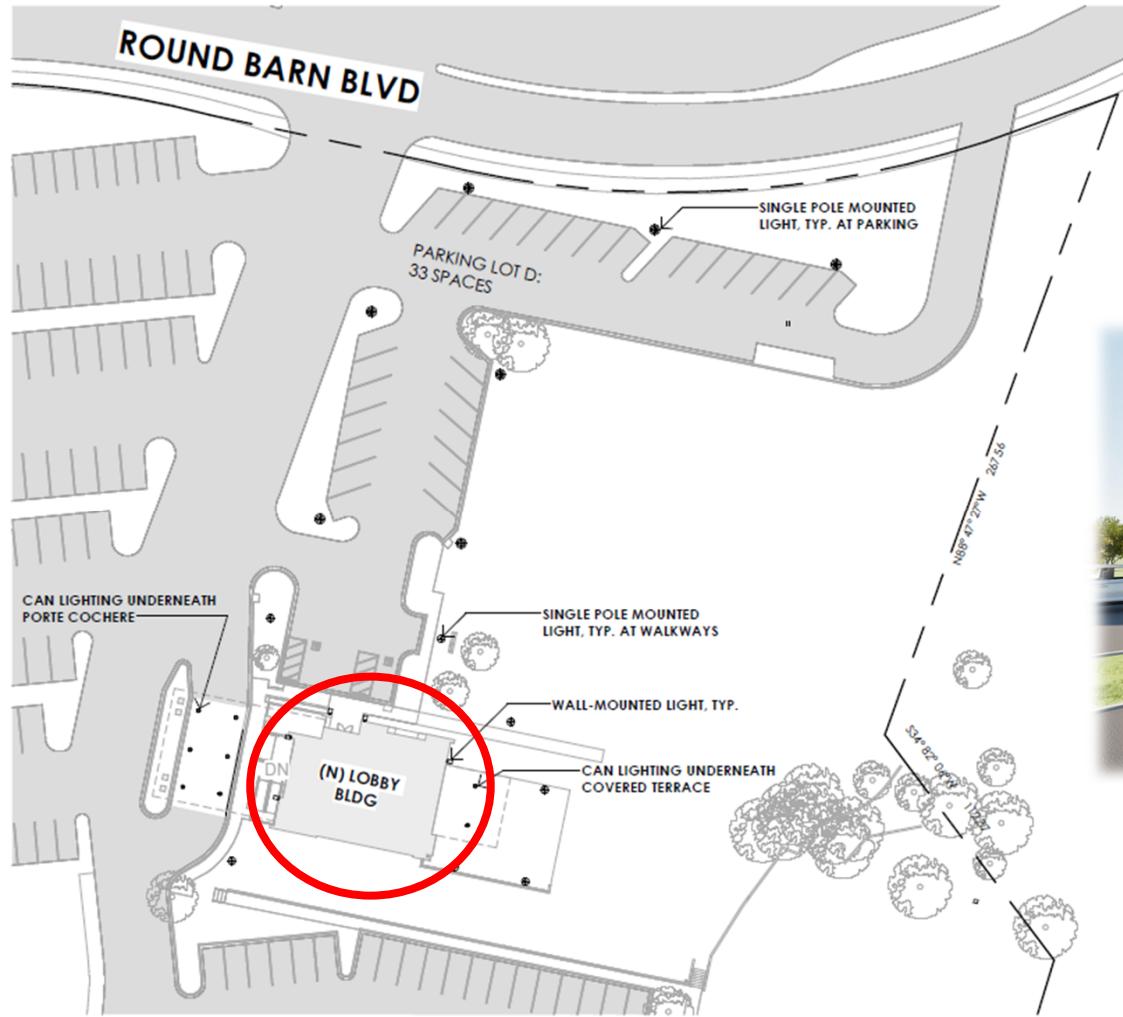
# Neighborhood Context



- Zoning:  
Planned  
Development  
(PD 72-001)
- General Plan  
Land Use  
Designation:  
Retail &  
Business  
Services



# Supporting Plans



# Environmental Review

## California Environmental Quality Act (CEQA)

- Categorically exempt because it involves the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity (Section 15302).
- Statutorily exempt because the project is consistent with the General Plan 2050 for which an Environmental Impact Report was certified by Council in 2025 (Section 15183).

## Issues/Public Comment

- There are no unresolved issues as a result of staff review.
- Public comments
  - Clarification on the existing fire lane
  - Concern over proposed building material
  - Landscaping

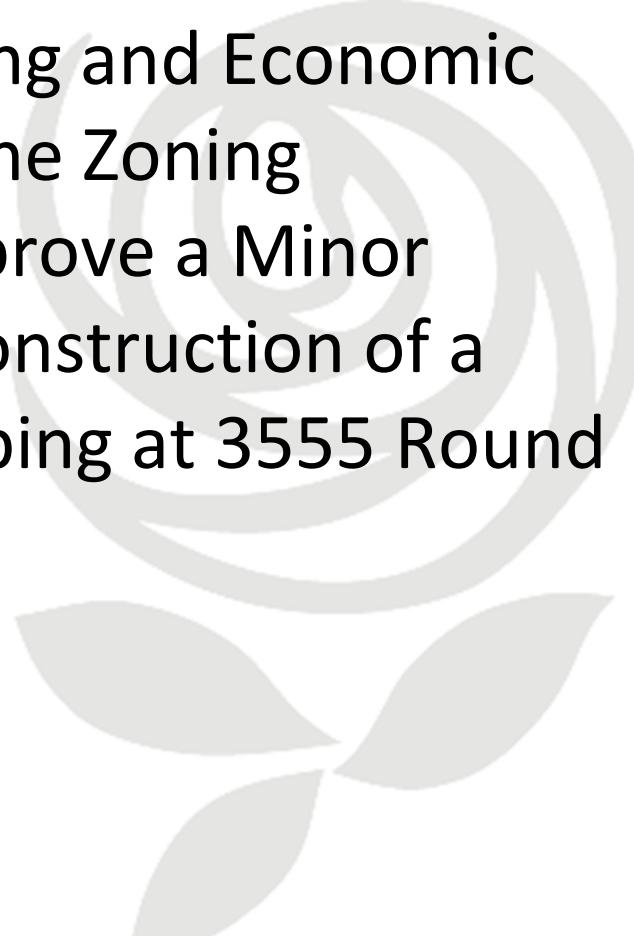


- The applicant has reviewed and accepted all conditions of approval.
- Staff analysis has concluded findings can be met.



## Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a Minor Design Review Permit to allow construction of a new lobby building with landscaping at 3555 Round Barn Boulevard.



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