

Spring Lake Village East Grove

Motion

Project No. MJP12-014

225 Los Alamos Road

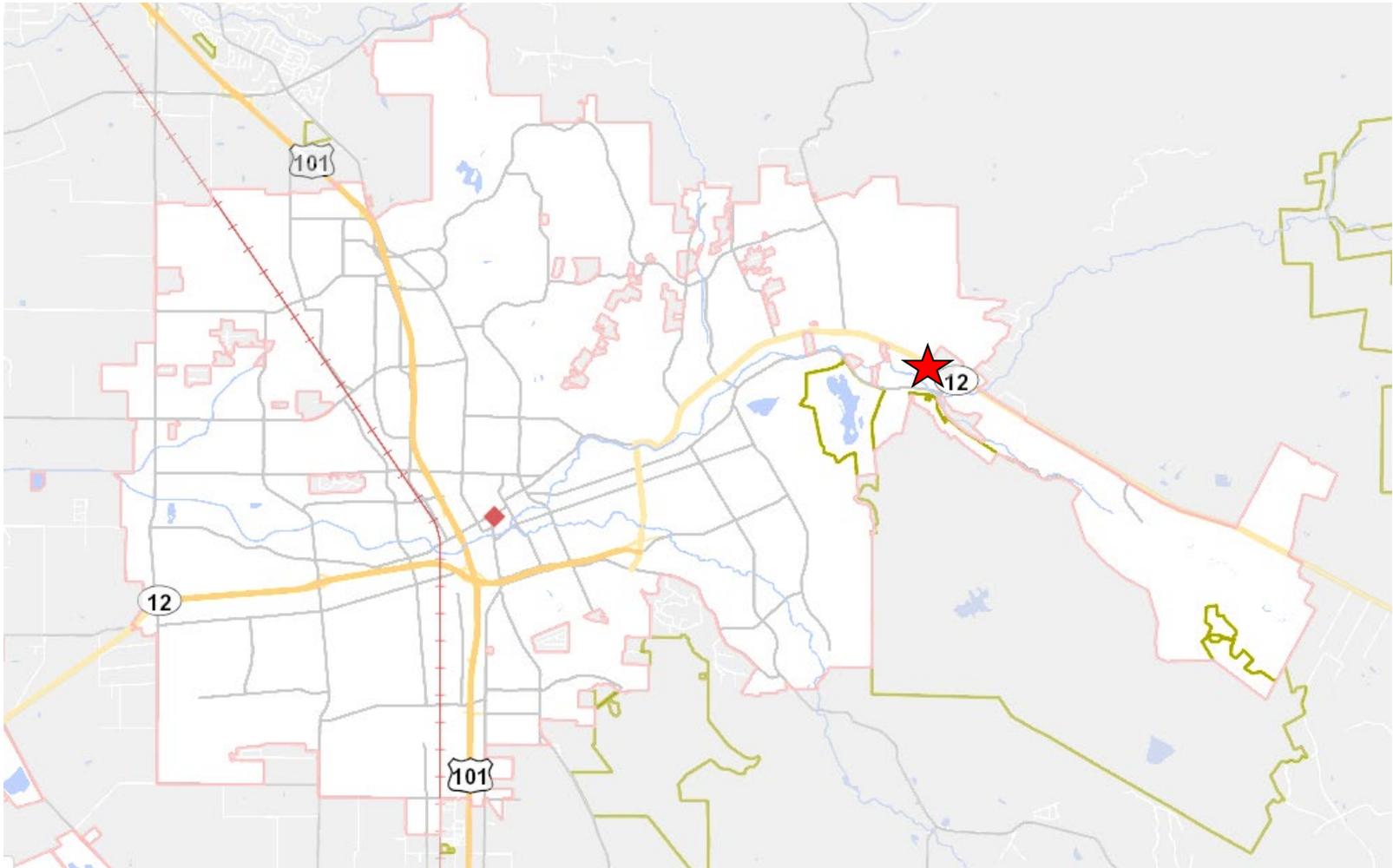
November 7, 2024

Monet Sheikhali, Senior Planner
Planning and Economic Development

Make a determination that the proposed project complies with the findings required by Zoning Code Section 20-26-060 A(4)(b) and the City's Design Guidelines, and direct staff to forward such determination to the Planning Commission.

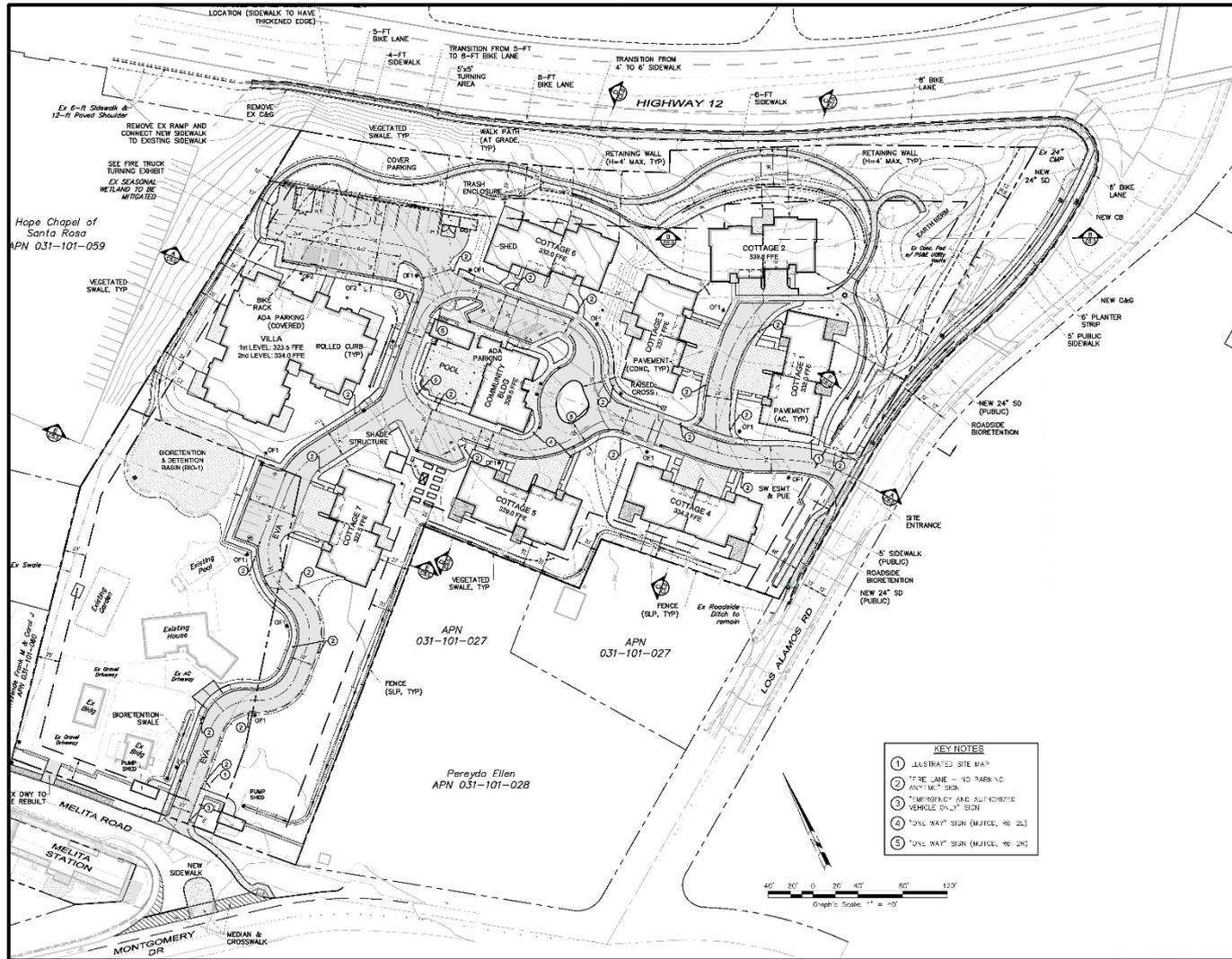
1. Preservation of natural amenities, including creeks, hillsides, and significant vegetation;
2. The creation of new amenities such as recreational and/or community facilities;
3. Diversity in the proposed mix of housing types and densities;
4. Development regulations that will ensure a superior relationship among uses within the district as well as those surrounding the district;
5. Preservation and protection of the quality of living for areas surrounding the proposed planned community; and
6. Accommodation of non-auto oriented modes of transportation including pedestrian walkways, bicycle paths and transit routes/stops.
7. Other project features that the Planning Commission believes should be acknowledged.

Project Location



Neighborhood Context





Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide recommendations is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

Recommendation

The Planning and Economic Development Department requests that the Design Review Board recommend to the Planning Commission that the project complies with the required findings of Zoning Code Section 20-26-060 A(4)(b) and the City's Design Guidelines.

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