



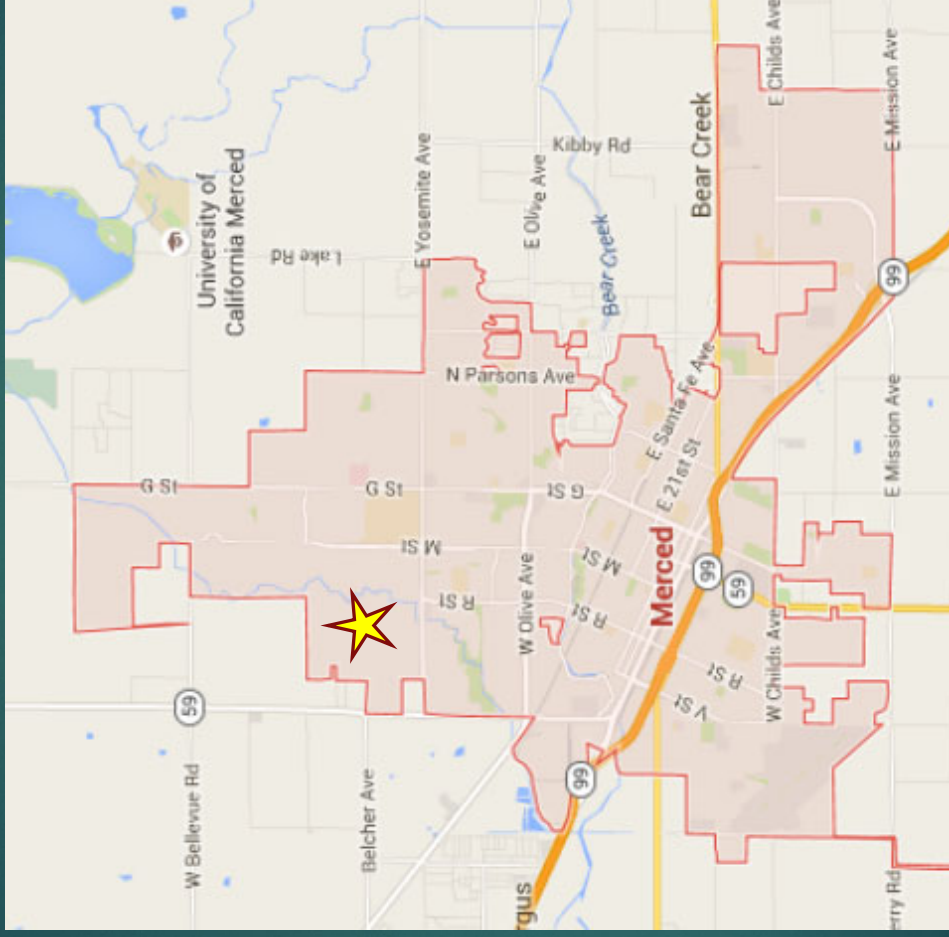
Lotus New Subdivision Single-Family Homes

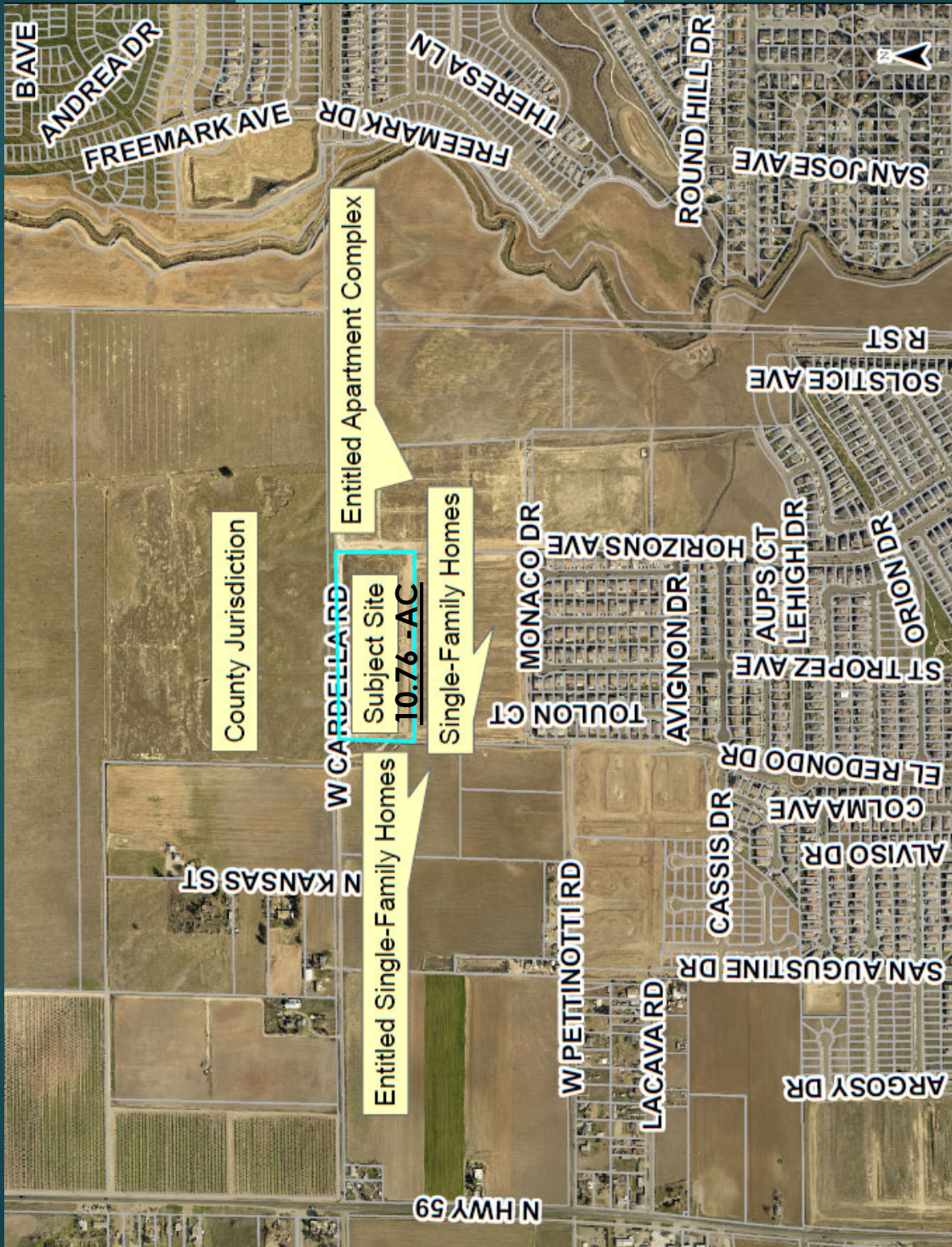
ISEA INTERNATIONAL

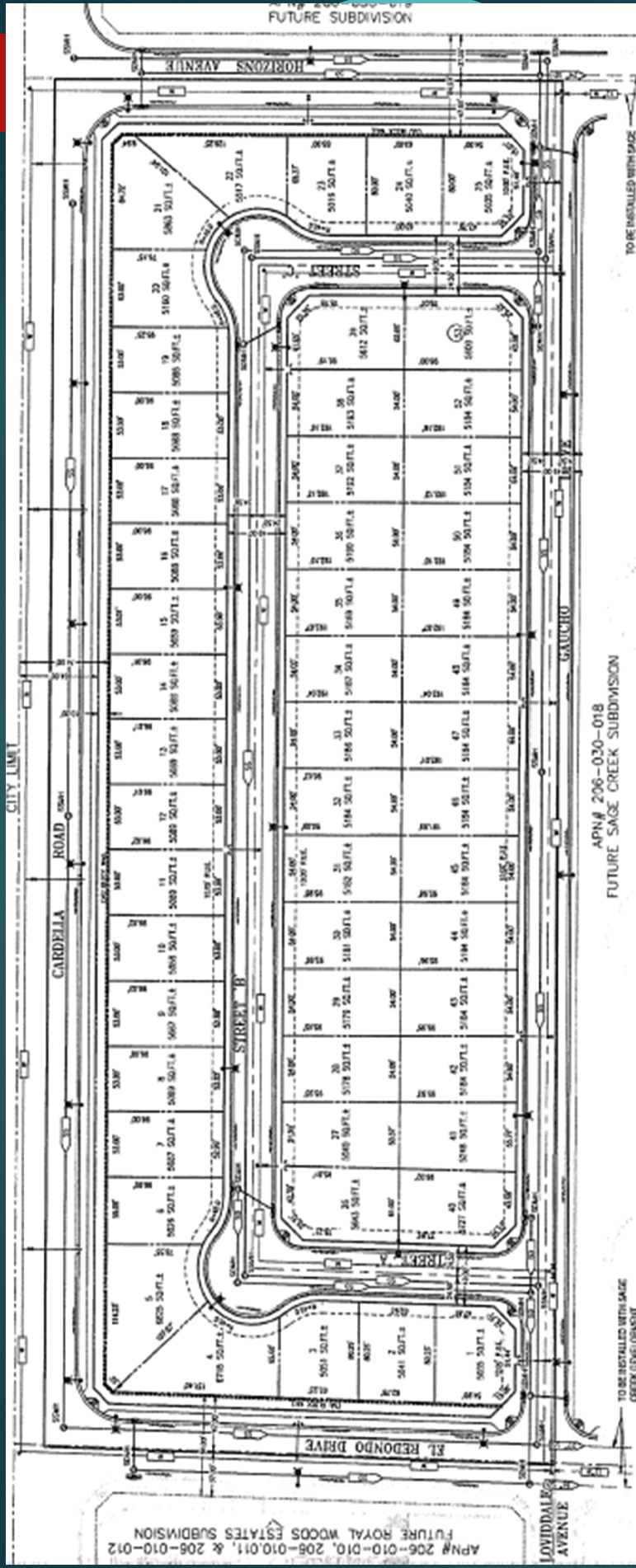
RESOLUTION OF DENIAL FOR TSM #1326

ATTACHMENT C

City-Wide Context







► 53 Residential Lots.

Prior Planning Commission Meeting

- ▶ On April 5, 2023, the Planning Commission held a public hearing and directed staff to prepare a resolution of denial for this project and the associated environmental review.
- ▶ During the meeting the Commission commended the applicants goal of providing additional housing to the community, but noted that the proposed subdivision map was not consistent with the General Plan designation of Office Commercial (CO)/Neighborhood Commercial (CN) or the Urban Village neighborhood concept planned for this area.
- ▶ The Planning Commission also noted that the proposal was not consistent with the Urban Village Neighborhood concept established by the General Plan.
- ▶ The Commission's comments are reflected in the resolution for denial.
- ▶ Since Planning Commission review, the applicant has withdrawn their application for this proposal which included a General Plan Amendment/Fahrens Creek Specific Plan Amendment/Zone Change/Establishment of Residential Planned Development (RP-D #78).

Direct Action

Adopt Resolution of Denial for:

- ▶ Environmental Review #22-50 (Negative Declaration)
- ▶ Tentative Subdivision Map #1326

