



STAFF REPORT

DATE: August 22, 2023

ADM19-0092 – Vermont Avenue Apartments

PROJECT NUMBER / NAME: PL23-0176 and ADM19-0092 / Vermont Avenue Apartments

REQUEST: A request to waive an existing condition of approval requiring funding ongoing operational costs of providing municipal services for an approved 44-unit apartment project.

PROPERTY SIZE AND LOCATION: The 1.05-acre site is located at the northeast corner of S. Escondido Blvd. and Vermont Avenue and is addressed at 1860, 1866, 1870 & 1896 S. Escondido Blvd. (Assessor's Parcel Number(s): 236-260-34, -35, -36 and 236-260-37-00)

APPLICANT: Vermont Escondido Apartments, LLC.

GENERAL PLAN / ZONING: Specific Plan Area No. 15 / Specific Plan (S-P; South Centre City Specific Plan)

PRIMARY REPRESENTATIVE: William Yang

DISCRETIONARY ACTIONS REQUESTED: Modification of a Major Plot Plan

PREVIOUS ACTIONS: The Major Plot Plan was administratively approved by the Director of Development Services on April 5, 2022.

CEQA RECOMMENDATION: The previously approved project was determined to be Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects)

STAFF RECOMMENDATION: N/A

REQUESTED ACTION: Continue item to the September 12, 2023, Planning Commission meeting.

CITY COUNCIL HEARING REQUIRED: YES NO

REPORT APPROVALS: Andrew Firestine, Director of Development Services

Adam Finestone, City Planner