



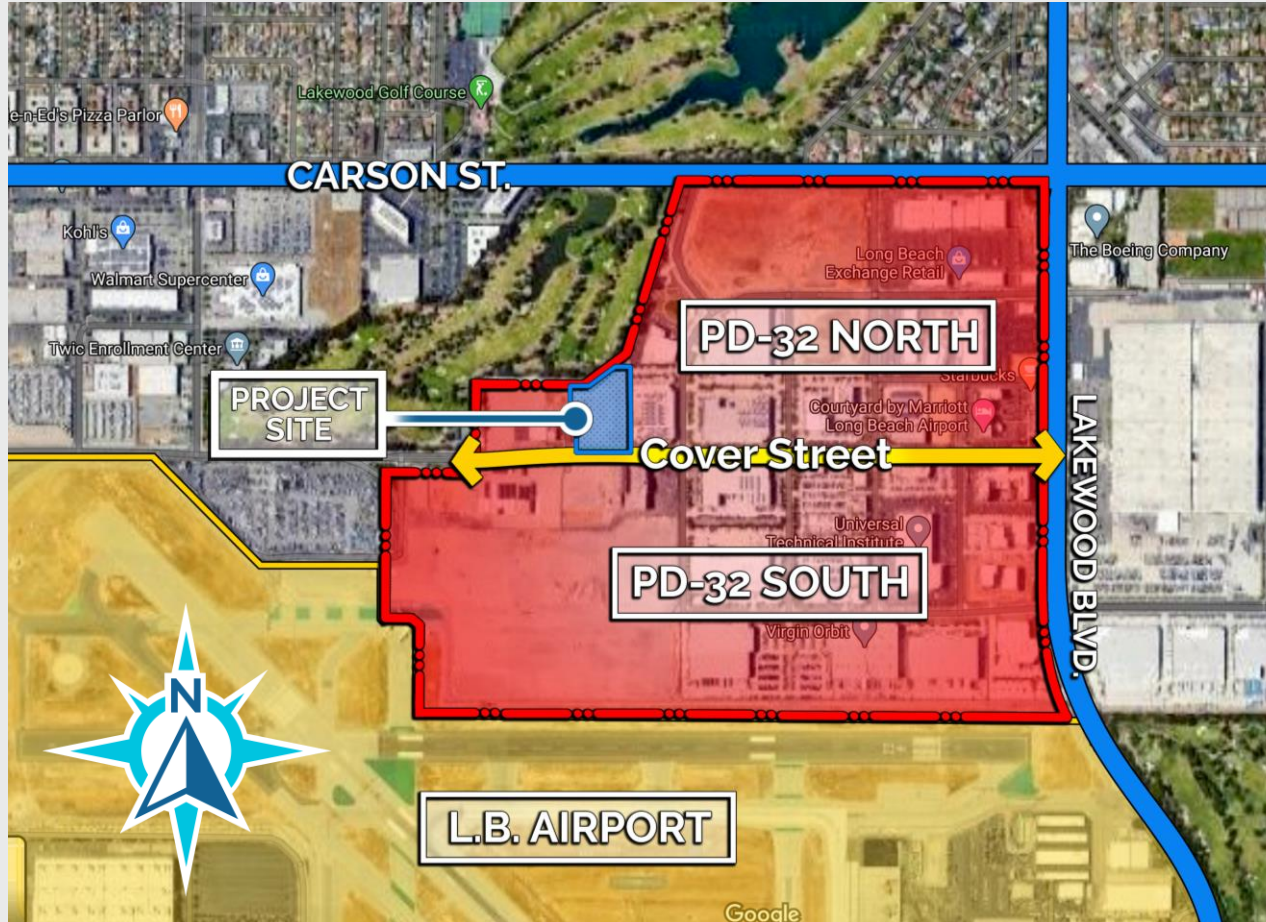
Planning Commission

March 3, 2022

**3810-3816 Stineman Court
Site Plan Review, Tentative Tract Map
Application No. 2109-21**

3810-3816 Stineman Ct.

Project Site



- **Location** – 3810 Stineman Court
- **Zoning** – PD-32 North
- **General Plan PlaceType** – Regional-Servin Facilities (RSF)
- **Site Area** – 3.69 acres (160,621 Square Feet)
- **Current Development** – Vacant
- **Surrounding Land Uses**
 - **North** – Golf Course
 - **South** – Vacant
 - **East** – Light Industrial
 - **West** - Vacant

3810-3816 Stineman Ct.

Project Proposal



- **Creative Office Condominiums**

- **Building 1**

- 26,472 square feet
- 8 individual suites

- **Building 2**

- 31,526 square feet
- 6 individual suites



Entitlements Required

- **Site Plan Review (Planning Commission Approval)** – Required for the construction of 50,000+ square feet of new commercial square footage.
- **Tentative Tract Map** – Required for the recordation of a total of 14 separate commercial condominium spaces for individual ownership.

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Site Plan Review

- **Required Findings**

- The proposed design is harmonious and consistent within itself and its surrounding area

- **PD-32 Design Guidelines/Project Features**

- Façade articulation
- Outdoor space
- Pedestrian connectivity
- Accent colors and materials
- Proper scaling & massing
- Vehicular circulation



Site Plan Review

- **Architectural Features**

- Aluminum metal panels
- Canopies & roof extensions
- Wing wall accents with cutouts
- Decorative paint graphics
- Glass roll-up doors
- Varied color palette



Tentative Tract Map

- **Applicability** - to record commercial condominiums and consolidate a single parcel
 - **Building 1** – Up to 8 individual commercial condos
 - **Building 2** – Up to 6 individual commercial condos
- **Required Findings**
 - **General Plan Compliance**
 - PlaceType – Regional-Serving Facility, which encourages land uses that serve a regional capacity and create high-quality jobs
 - **Site suitability for the type and density of development proposed**
 - Project consists of a Floor Area Ratio of 0.36, with 2-story buildings and an open courtyard

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CEQA

- The proposed project falls within the scope of the original PacifiCenter EIR, which has a 4 million square-foot cap.
- The project will result in a PD-32 build-out of approximately 2.58 million square-feet.
- Any applicable Mitigation Measures are included as Conditions of Approval

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Recommendation

- Approve the project, subject to Conditions of Approval