

# Planning Commission Hearing

PD21-0002

Latrobe Commercial Condominiums



OCTOBER 23, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Project Description

A request for a Planned Development Permit for a gated commercial development consisting of micro-flex office space and associated improvements for parking, lighting, and landscaping.

The project includes:

- Four (4) buildings totaling 76,243 square feet of office and warehouse space on approximately five (5) acres.
- An exception from the Community Design Guidelines and Standards, Landscaping and Irrigation Standards for the interior parking area.

# Staff Analysis

The project was previously heard by the PC on August 14, 2025.

In response to comments received, the applicant has provided an updated Project Description to clarify proposed uses in the R&D Zone, an updated Site Plan to include recommended features, and an updated Landscape Plan (as shown in the Legistar Attachments 1-4).



# Project Aerial Map





# Site Plan



LA VERNE,  
LOS ANGELES CITY  
CALIFORNIA  
LAND USE SERVICES

## SITE PLAN

THESE RESULTS INDICATE THAT THE USE OF THE  
MATHS IN THE CLASSROOM IS NOT ONLY A  
MEANS OF ACQUIRING KNOWLEDGE BUT ALSO A  
MEANS OF ACQUIRING SKILLS AND ATTITUDES  
WHICH ARE ESSENTIAL FOR THE STUDENT'S  
FUTURE LIFE.

No.	(applicant) name	Enrollment no.	Enrollment date	Age
1	FL. 10000000		2000	10.0
2	FL. 10000000		2000	10.0
3	FL. 10000000		2000	10.0
4	FL. 10000000		2000	10.0
5	FL. 10000000		2000	10.0
6	FL. 10000000		2000	10.0
7	FL. 10000000		2000	10.0
8	FL. 10000000		2000	10.0
9	FL. 10000000		2000	10.0
10	FL. 10000000		2000	10.0



**LTV INC**  
**DUANE R WOOD**  
5254 N. HIGH PRAIRIE  
DRIVE STAR ID 8366  
516-768-7067

**EL DORADO  
LVT INC.**  
200819 LATROBE RD  
EL DORADO HILLS, CA  
95762

**SCALE**

1-20

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EXTERIOR LIGHTS SHOULD NOT CAUSE GLARE OR EXCESSIVE LIGHT SPILLAGE ONTO ADJACENT SITES.



[illegible]

DATE: 04/20/2011  
SHEET NUMBER:  
**LANDSCAPE**  
**7 CONCEPT PLAN**  
SHEET NUMBER:  
L10  
SCALE: 1" = 20'-0"

# Staff Recommendation

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Determine that the Planned Development Permit is exempt from additional environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning); and
2. Approve Planned Development Permit, PD21-0002, based on the Findings and subject to the Conditions of Approval as presented herein.