

# 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

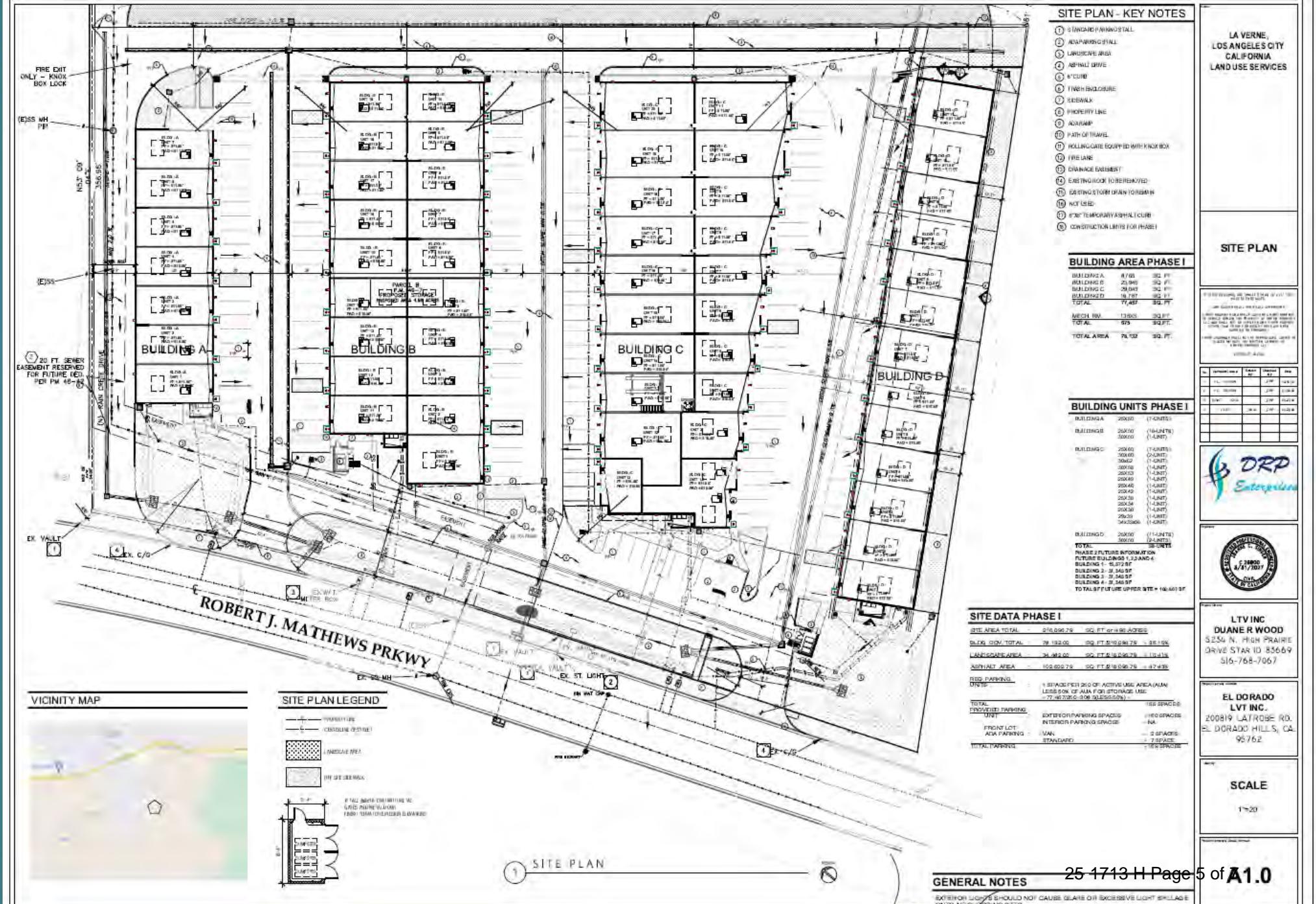
The project was previously heard by the PC on August 14, 2025.

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



# Landscape Plan



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# LATROBE CONDOMINIUM

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DATE: 8/1/2024  
FILE NAME:  
LANDSCAPE  
CONCEPT PLAN  
SHEET NUMBER:  
110  
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.