Planning Commission Hearing

Green Valley Station



OCTOBER 23, 2025
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

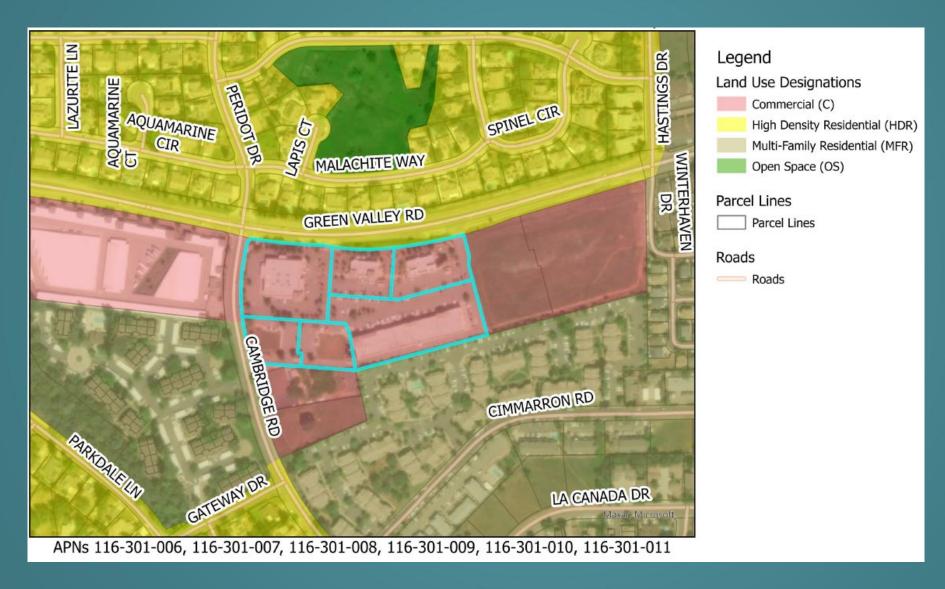
Project Description

A Planned Development Permit Revision, PD-R24-0003, requesting an increase to the allowable restaurant space from 8,000 square feet to 12,711 square feet, within the previously developed area of an existing shopping center. No new development is proposed, except for internal tenant improvements.

Project Vicinity Map



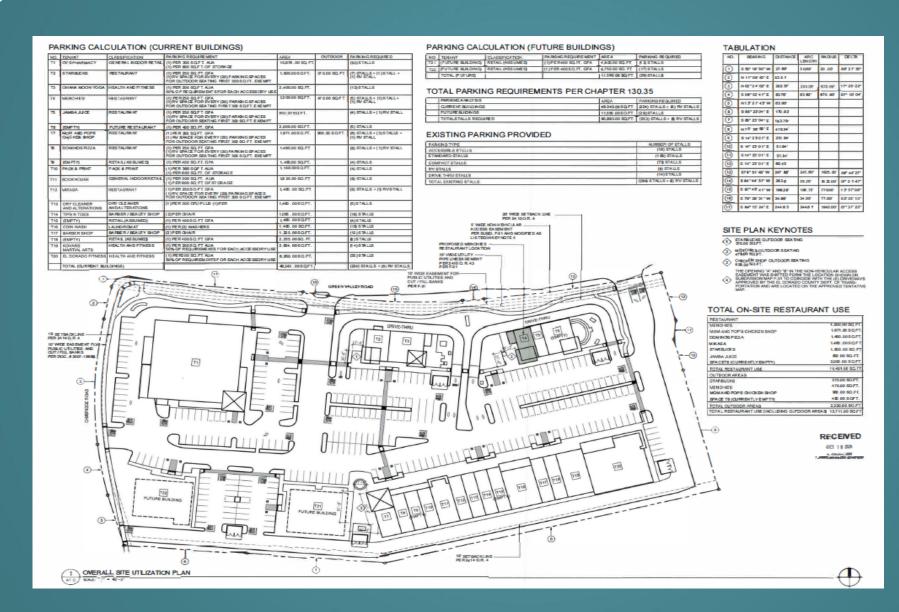
General Plan Land Use Map



Zoning Map



Project Plans



Environmental Review

- An Initial Study and Mitigated Negative Declaration were prepared for PD05-0004 and adopted by the Planning Commission on January 26, 2006 (Exhibits H and I). Pursuant to CEQA Guidelines Section 15162 and 15164 no subsequent, nor addendum to the Negative Declaration shall be prepared for this project as there has been no substantial change in the project based on the whole record that would cause significant effect on the environment.
- This revision would allow an increase of 4,711 square feet of allowable restaurant area within an existing, developed shopping center and will not have a substantial impact on the environment that was not already analyzed in the previous approval and therefore, no additional environmental analysis is necessary. Pursuant to Section 15162 and 15164 of the CEQA Guidelines, staff has determined that PD-R24-0003 does not require a subsequent Negative Declaration, nor does it require an addendum to the Negative Declaration.

Staff Recommendation

Staff recommends the Planning Commission take the following actions:

 Find Planned Development Permit Revision PD-R24-0003 consistent with the Mitigated Negative Declaration adopted for the approved PD05-0004/Green Valley Station, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines; and

 Approve Planned Development Permit Revision PD-R24-0003 based on the Findings and subject to the Conditions of Approval as presented.