

**Item #2: LOM 638
Santa Rita Hills
Vesting Tentative Parcel Map**

**Planning Commission Meeting
October 11, 2023**

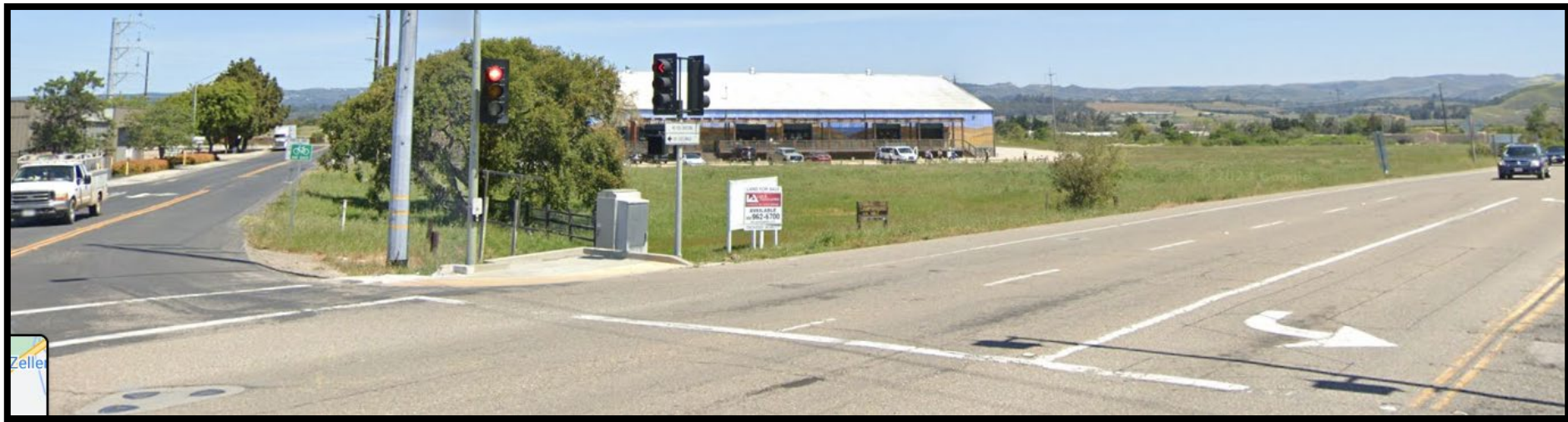
Proposed Map

- Vesting Tentative Parcel Map to subdivide an 8.79-acre lot into four (4) lots
- In the Planned Commercial Development (PCD) and the Business Park (BP) Zoning Districts

Project Location



Existing Conditions



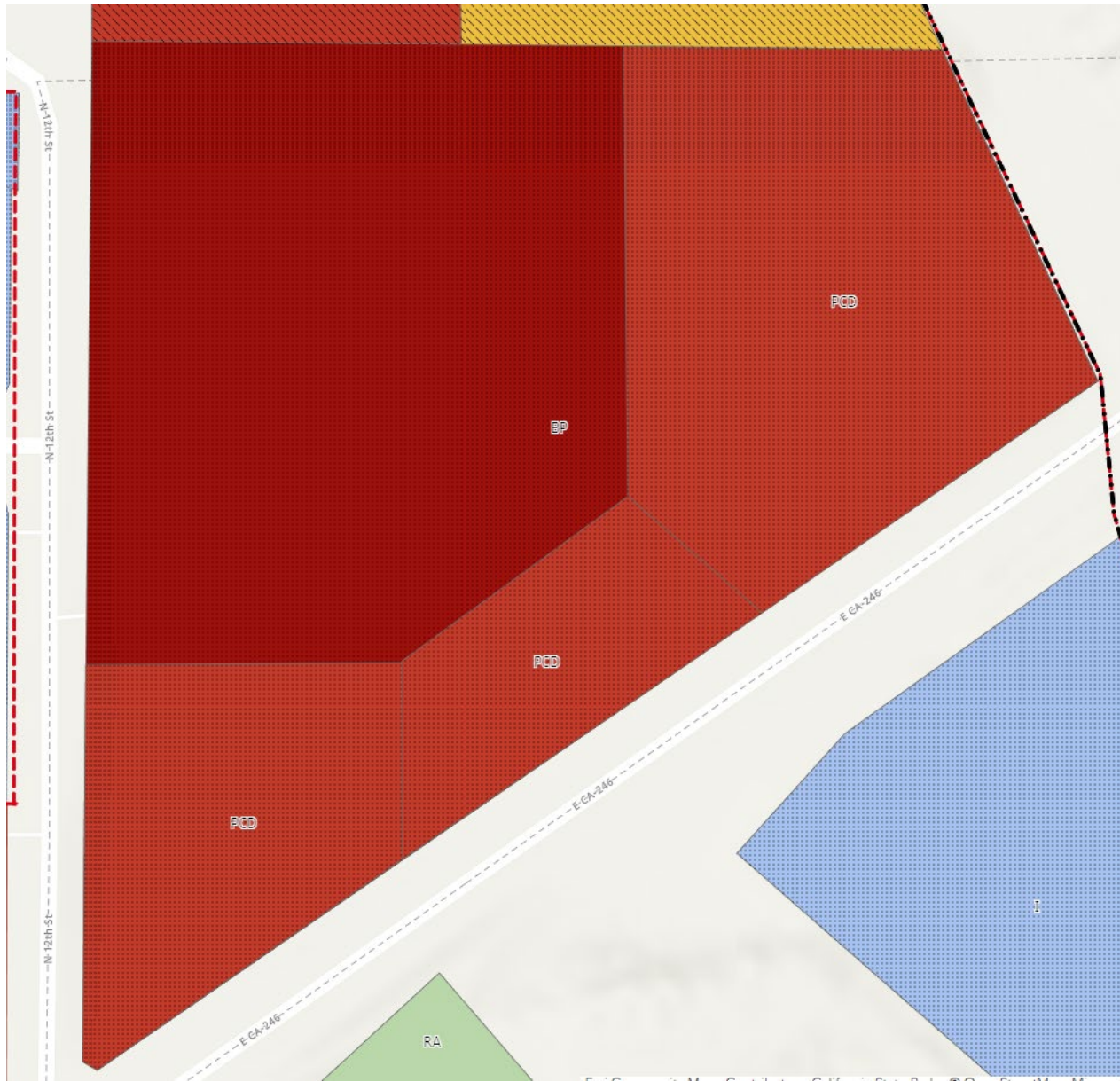
Existing Conditions



Project Background

- Two previous Parcel Maps have been approved for the project site (LOM 582 and LOM 593)
- LOM 593 expired March 14, 2016
- LOM 582 expired July 7, 2021

Zoning Map



Development Standards

Lot	Proposed Lot Size	Zone	Minimum Lot Size
1	3.94-acre	BP	2-acre
2	2.50-acre	PCD	10,000 sq. ft.
3	0.72-acre	PCD	10,000 sq. ft.
4	1.37-acre	PCD	10,000 sq. ft.

Vesting Tentative Map

- Approval of a Vesting Tentative Map would allow a vested right to proceed with development in substantial compliance with the ordinances, policies, or standards in effect at the time the map is deemed complete.

CEQA Exemption

- This action is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA) Guidelines.

Staff Recommendation

- Adopt Resolution No. 986 (23) approving LOM 638;

OR

- Provide other direction

End of Presentation