

2. **Project Location:** 1814 and 1818 East First Street located in the General Commercial (C-2) with the Metro East Mixed Use (MEMU) overlay district (OZ-1), Active Urban sub-district zoning district.

**Project Applicant:** Angela Meyer, representing Brandywine Acquisition Group, LLC (applicant), on behalf of David A. Colton Trust (property owner).

**Proposed Project:** The applicant is requesting approval of Site Plan Review No. 2022-03, Tentative Tract Map No. 2022-02 and Density Bonus Agreement No. 2022-0 to allow the construction of Cabrillo Crossing, a community consisting of thirty-five unit attached townhomes, six of which are proposed as live/work, with four onsite affordable units.

**Environmental Impact:** In accordance with the California Environmental Quality Act (CEQA), the project has been determined to be adequately evaluated in the previously certified Subsequent Environmental Impact Report (EIR) No. 2018-15 (State Clearinghouse No. 2006031041) as per Sections 15162 and 15168 of the CEQA guidelines.

**Recommended Action:**

1. Adopt Resolution No. 2022-23 approving Site Plan Review No. 2022-03 and Density Bonus Agreement No. 2022-02 as conditioned.
2. Adopt Resolution No. 2022-24 approving Tentative Tract Map No. 2022-02 as conditioned.