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To: [PlanningCommission AP](#); [Wendy Lao](#)
Subject: 845 Stewart Drive (APN: 205-21-010) File #: PLNG-2025-008
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Hello,

I am writing to share concerns regarding the proposed development at 845 Stewart Avenue related to environmental review, requested exemptions, and the displacement of an existing community business. Given the site's history on or near a former Superfund location, the project should not rely on CEQA exemptions. The project description references "passive venting," which is typically used where there is a known or suspected risk of soil or vapor contamination. The use of passive venting itself suggests acknowledged environmental risk and warrants a full CEQA analysis to ensure long-term protection of future residents, particularly children.

I am also concerned about the multiple exemptions being requested, including exemptions that would reduce or remove standard beautification and landscaping requirements. Even if the surrounding area is industrial, residents still deserve basic site improvements that reduce heat, dust, and runoff and improve safety and livability. It is unclear why this project should be excused from those standards.

Additionally, given the heavy traffic along Stewart Avenue and De Guigne Drive, clarification is needed on whether appropriate noise mitigation measures, such as double-pane windows or other sound attenuation features, will be included to protect future residents.

Finally, the project would displace Agape Grill, a long-standing and valued community restaurant. It is unclear what steps, if any, are being taken to compensate or relocate this business. The loss of an established small business should be directly addressed as part of the project review.

For these reasons, I would like the planning commission to do a more thorough review of this proposal and to reconsider reliance on exemptions that limit environmental transparency, community protections, and public accountability.

Thank you,
Himanshu