



## Sycamore Canyon Business Park Buildings 1 and 2

Community & Economic  
Development Department

City Council  
February 14, 2017

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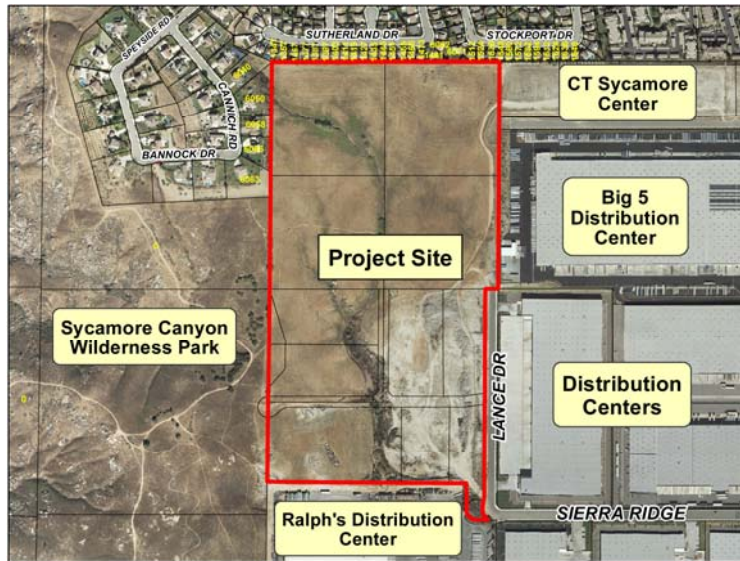
### PROJECT SITE



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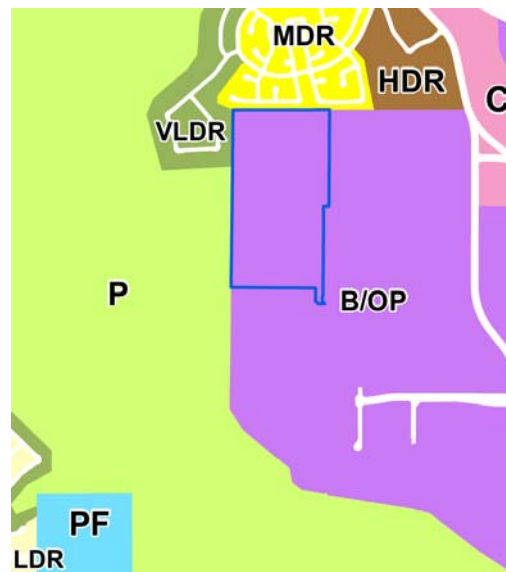
## PROJECT SITE



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## GENERAL PLAN MAP



**LEGEND**

Project Site	High Density Residential
Very Low Density Residential	Commercial
Low Density Residential	Business/Office Park
Medium Density Residential	Public Facilities/Institutional
	Public Park



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## SPECIFIC PLAN MAP

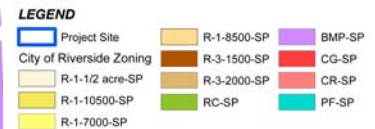
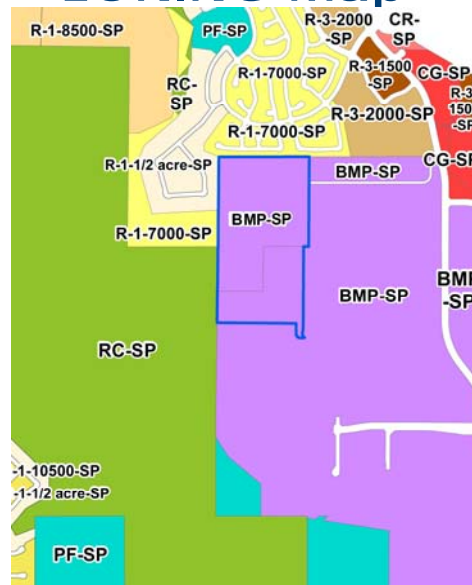


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## ZONING Map



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## GENERAL PLAN & SPECIFIC PLAN AMENDMENT



60' Local  
74' Collector  
84' Collector  
106' Thru-way

Existing Circulation



60' Local  
74' Collector  
84' Collector  
106' Thru-way

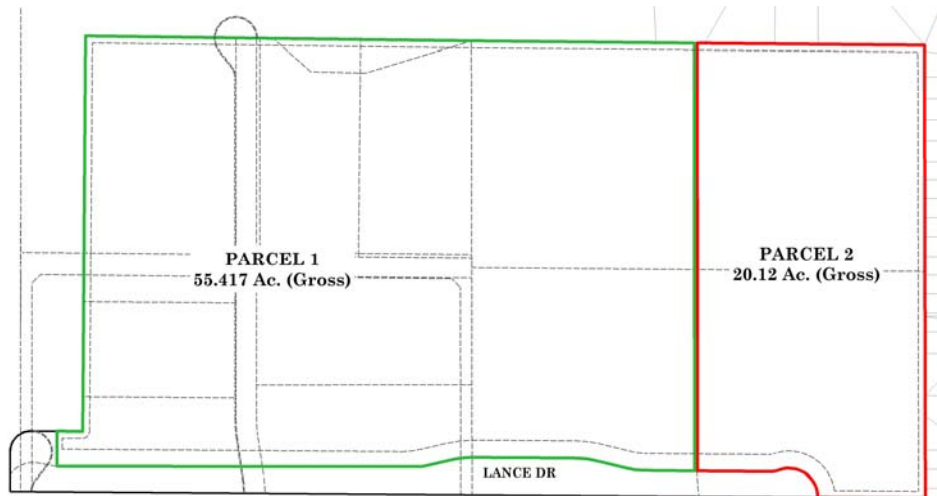
Proposed Circulation



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## TENTATIVE PARCEL MAP NO. 36879

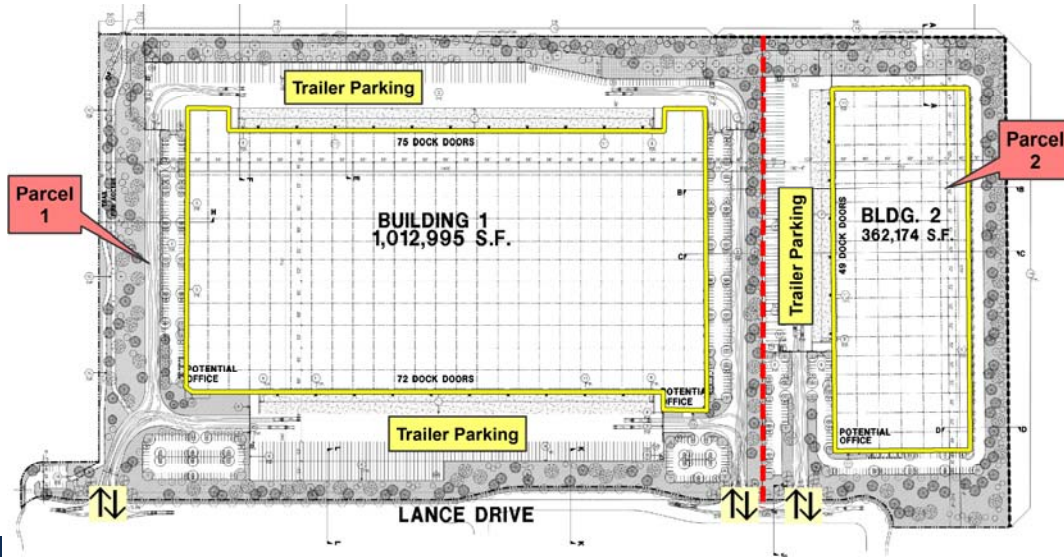


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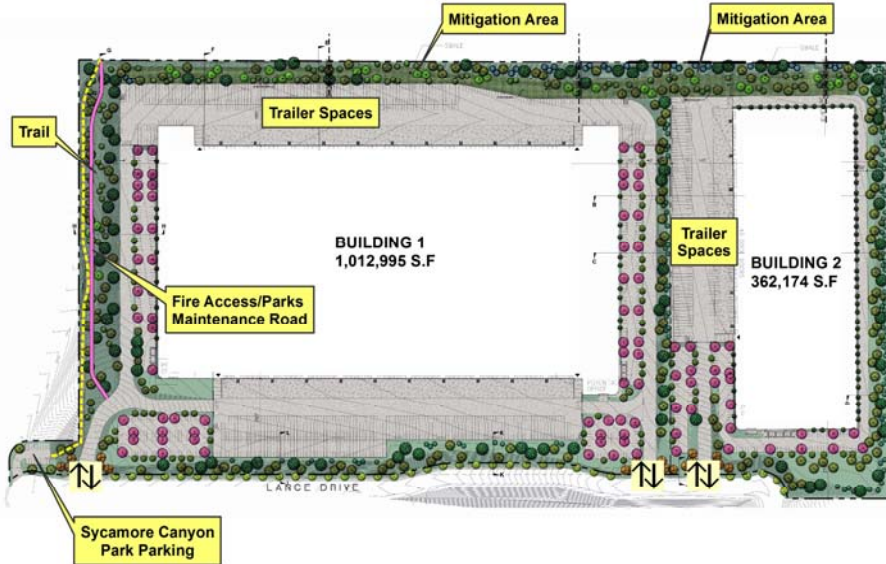
## SITE PLAN



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## CONCEPTUAL LANDSCAPE PLAN



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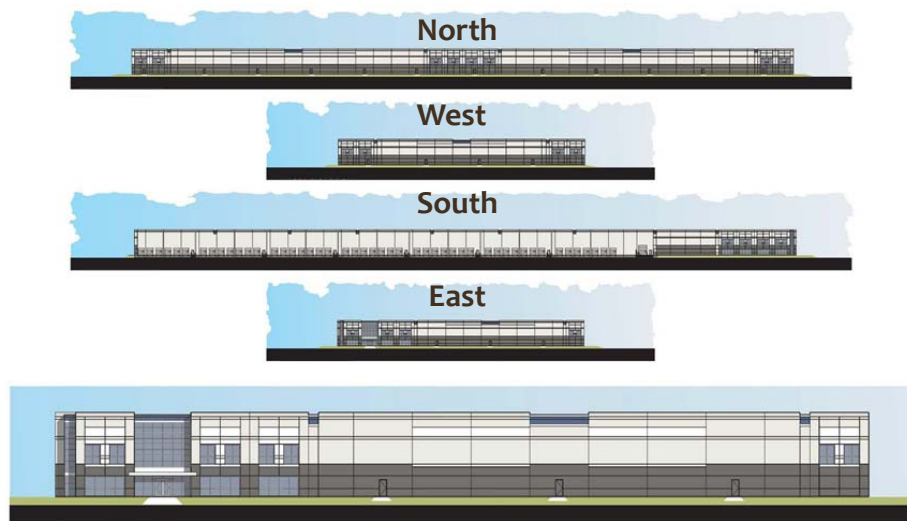
## BUILDING 1 ELEVATIONS



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## BUILDING 2 ELEVATIONS



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## RECOMMENDATIONS

That the City Council:

1. Adopt the attached CEQA Resolution (Attachment 4) certifying that the Final Environmental Impact Report (EIR) for the proposed project: (a) has been completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.); (b) was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the project; and (c) reflects the City's independent judgment and analysis, and making certain findings of fact;
2. Adopt the Findings of Fact attached to the CEQA Resolution;
3. Adopt the Statement of Overriding Considerations (SOC) attached to the CEQA Resolution;



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## RECOMMENDATIONS (CONT'D)

4. Adopt the Mitigation Monitoring and Reporting Program attached to the CEQA Resolution;
5. Concur with the findings contained in the Final EIR, the attached CEQA Resolution, the case file and the administrative record;
6. Find that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR;
7. Reject all late comments as untimely;



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## RECOMMENDATIONS (CONT'D)

8. Adopt the attached Resolution (Attachment 5) amending the General Plan 2025;
9. Adopt the attached Resolution (Attachment 6) amending the Sycamore Canyon Business Park Specific Plan; and
10. Approve Planning Cases P16-0101 (General Plan Amendment/ Specific Plan Amendment), P16-0102 (Tentative Parcel Map), P14-1082 (Minor Conditional Use Permit) and P16-0103 (Variance/Grading Exceptions), and P14-1081 (Design Review), based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.



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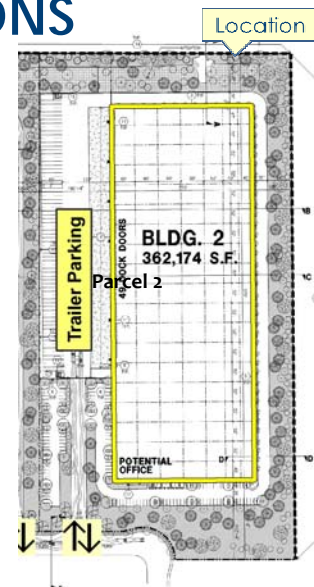
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## PHOTO SIMULATIONS

Existing  
Ground View  
from  
Location A-A



View from  
Second Story  
Window from  
Location A-A



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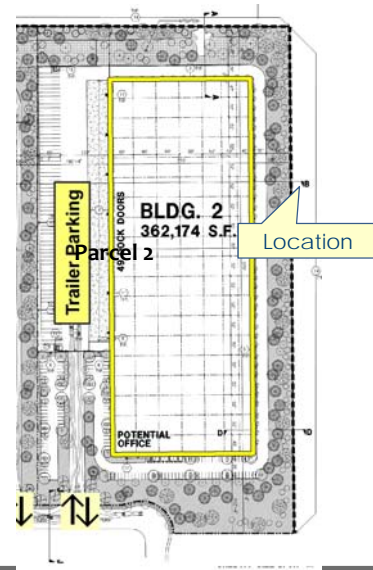


## PHOTO SIMULATIONS

Existing  
Ground View  
from  
Location B-B



View from  
Second Story  
Window from  
Location B-B



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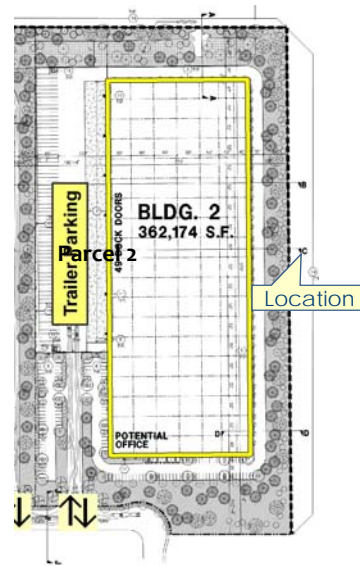
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## PHOTO SIMULATIONS

Existing  
Ground View  
from  
Location C-C



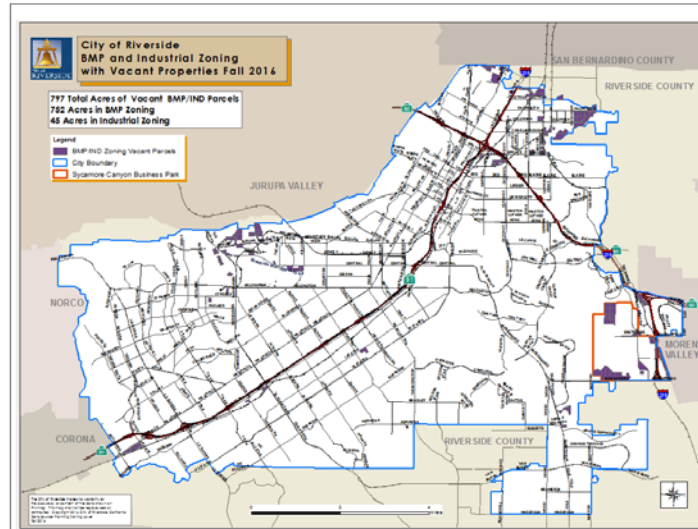
View from  
Second Story  
Window from  
Location C-C



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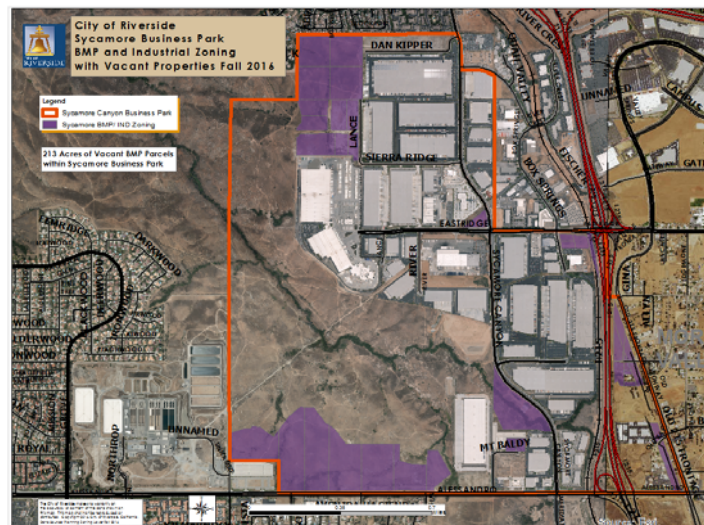
# VACANT INDUSTRIAL LAND



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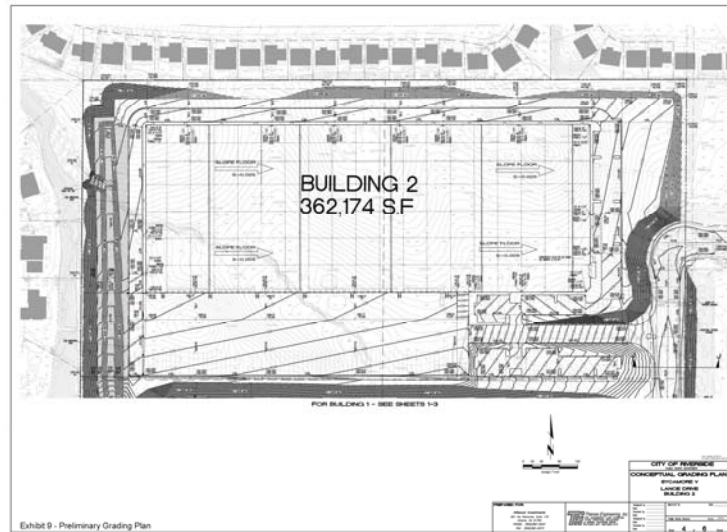
# VACANT INDUSTRIAL LAND



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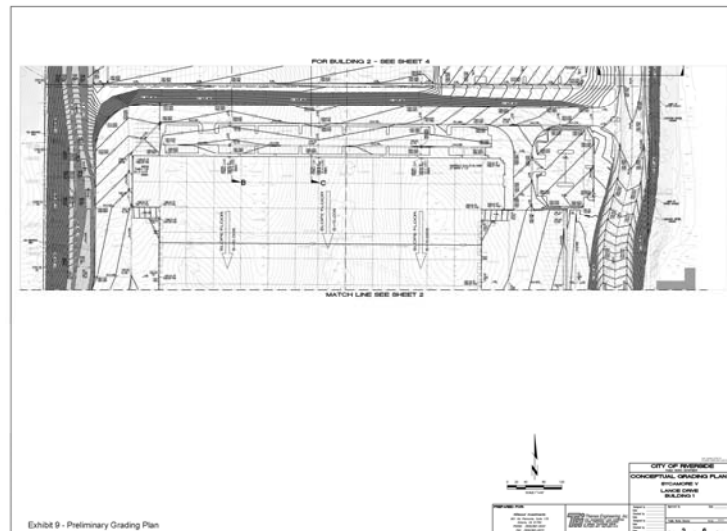
## GRADING PLAN



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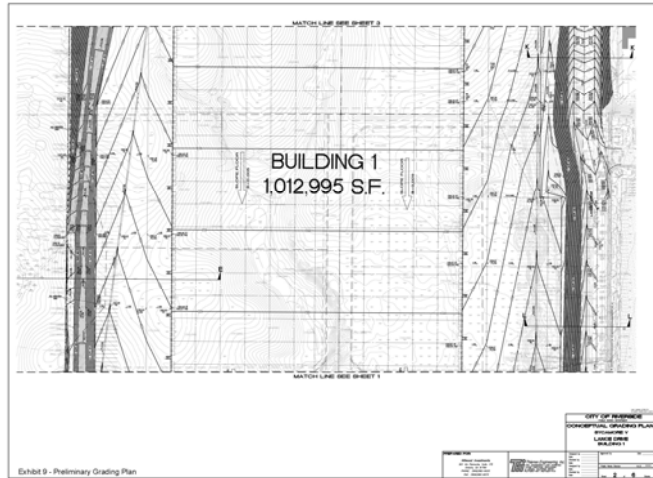
## GRADING PLAN



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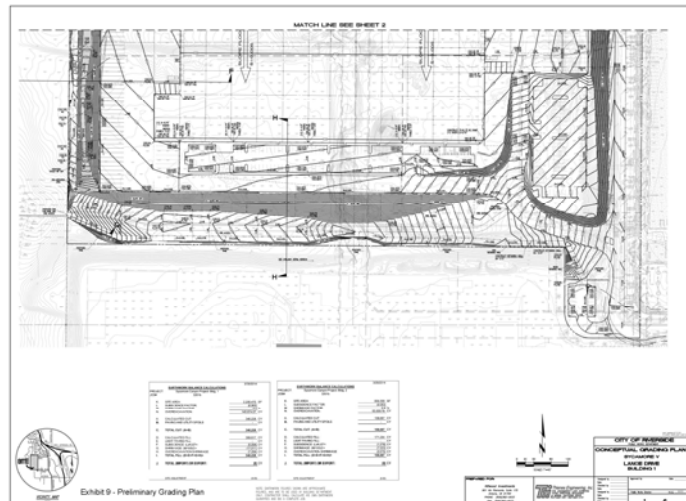
## GRADING PLAN



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## GRADING PLAN



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## SITE PHOTOS



North of the Project Site looking west



Residences to the west



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## SITE PHOTOS



Residences to the north



North of site looking east



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## SITE PHOTOS



Drainage feature looking northwest



Drainage feature looking south



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## SITE PHOTOS



View of southeast of the site



View of southeast of the site



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## SITE PHOTOS



Residences to the west



Southwest of the site



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## SITE PHOTOS



Residences to the west



Southwest of the site



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## SITE PHOTOS



Buildings to the east



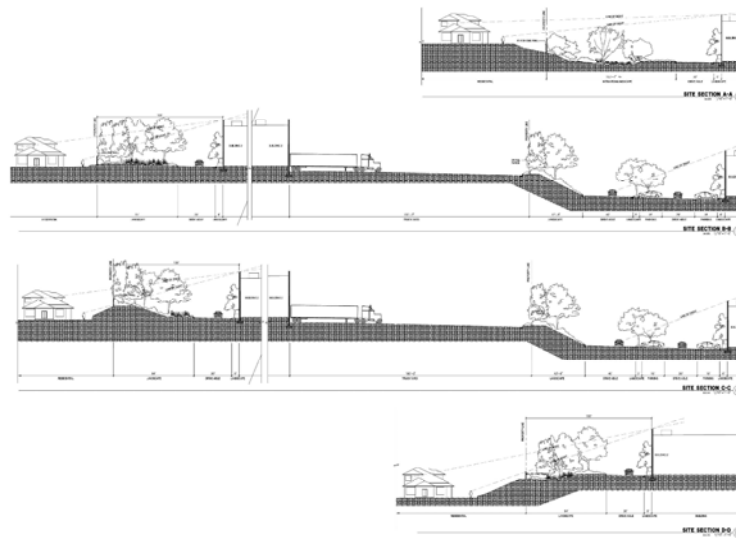
Buildings to the southeast and south



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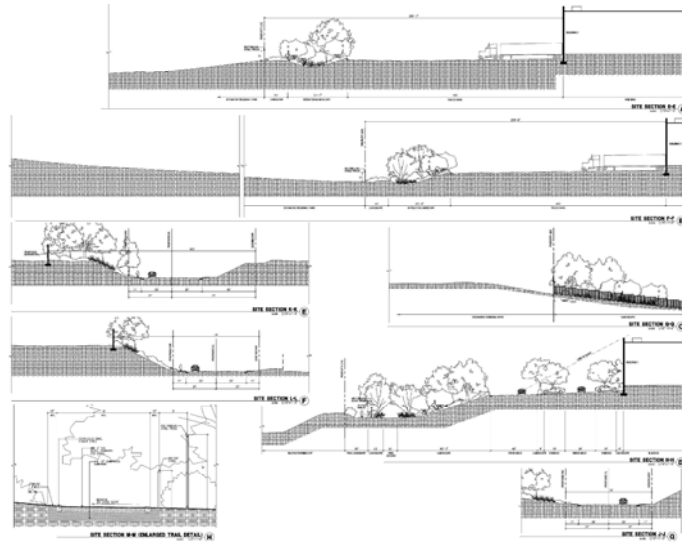
## LINE OF SIGHT



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# LINE OF SIGHT



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