



Planning Cases Taco Bell Drive-Thru Restaurant P17-0257 and P17-0258

Community & Economic Development Department

Planning Commission
Agenda Item: 2
December 14, 2017

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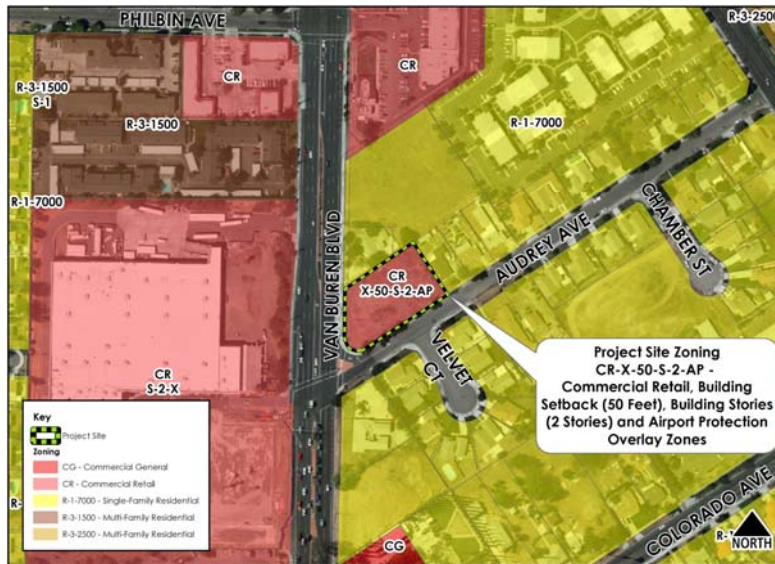
AERIAL PHOTO



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ZONING MAP



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SITE PHOTOS



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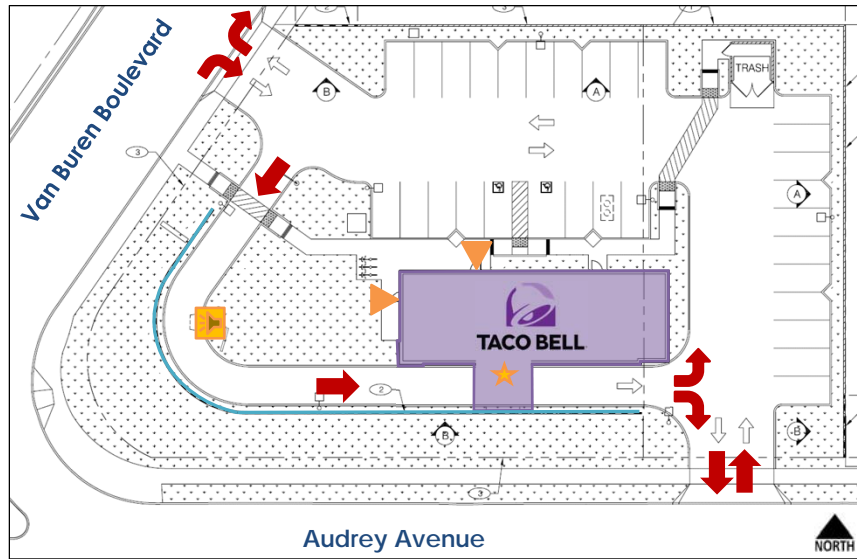


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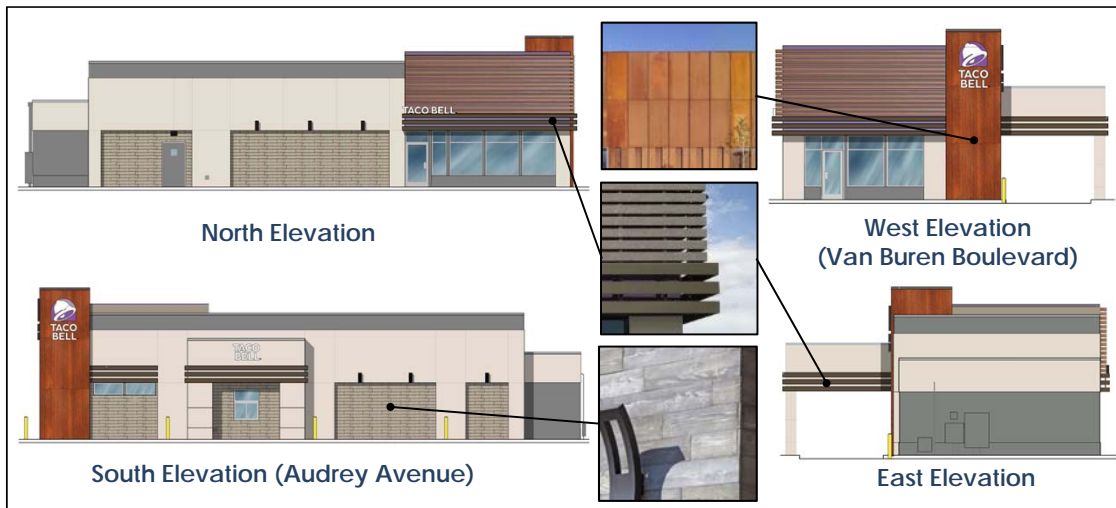
SITE PLAN



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BUILDING ELEVATIONS



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CONCEPTUAL LANDSCAPE



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RECOMMENDATIONS

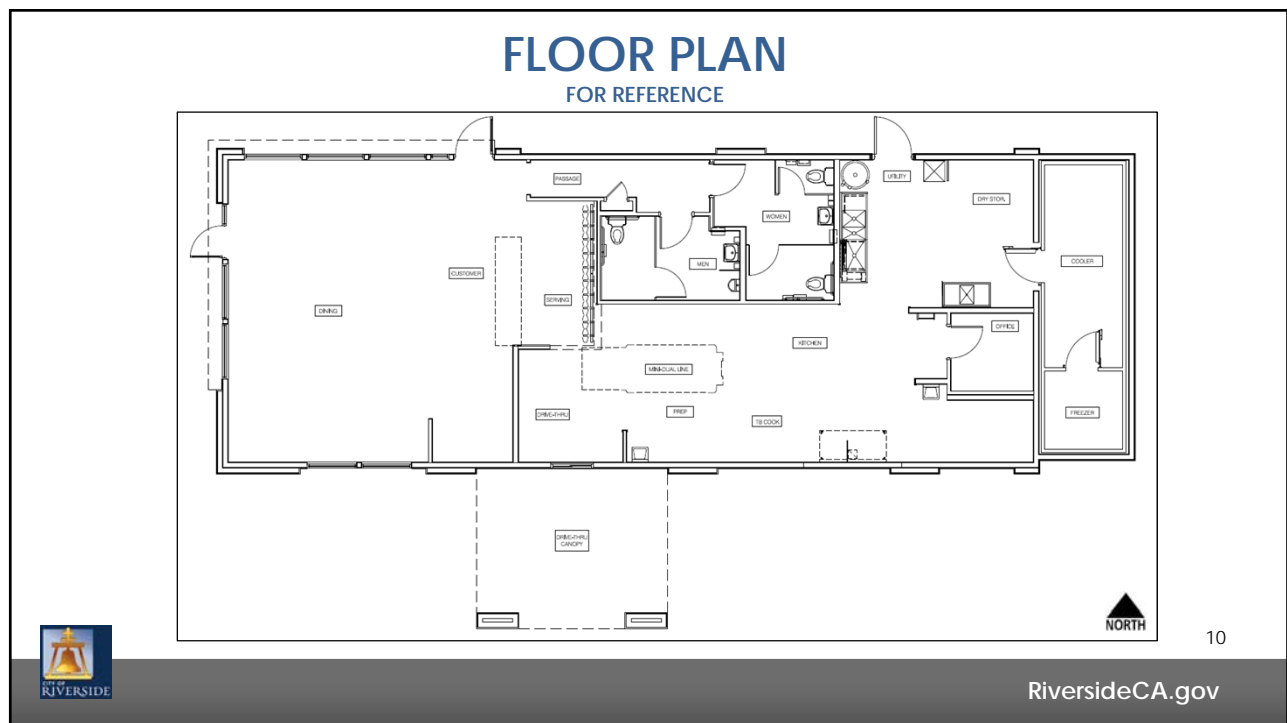
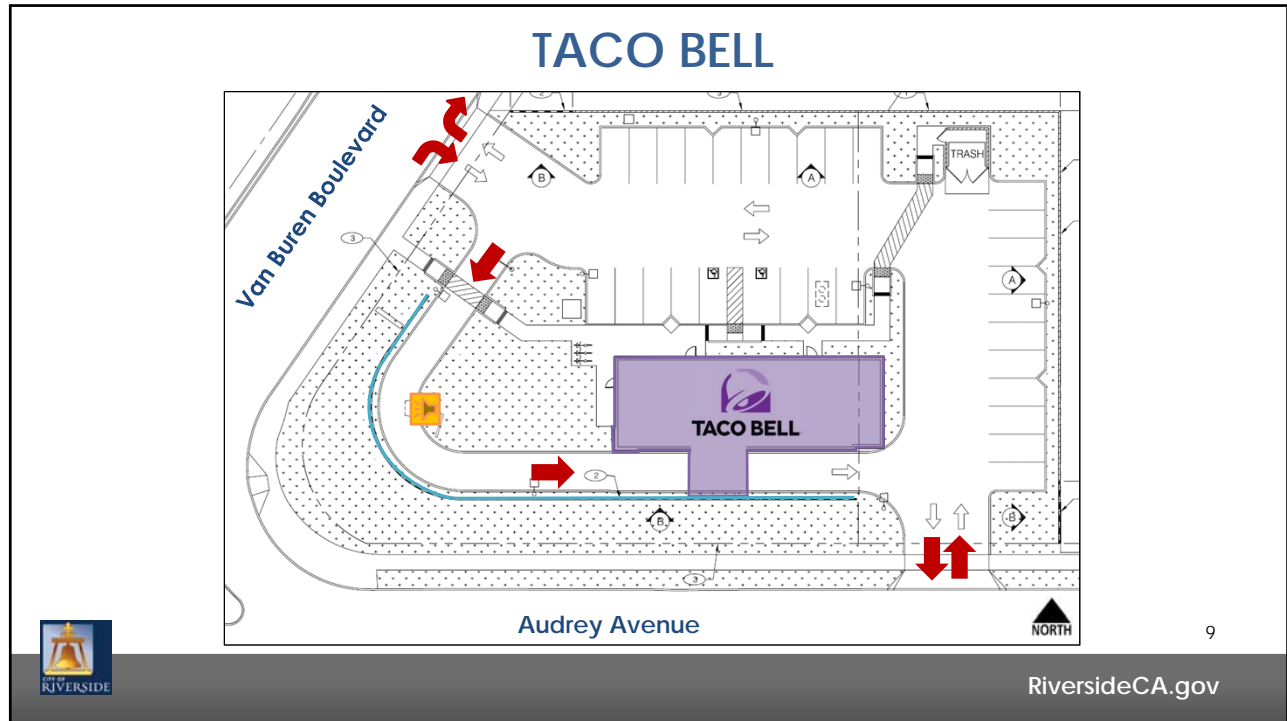
That the Planning Commission:

- **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and
- **APPROVE** Planning Cases P17-0257 (Conditional Use Permit) and P17-0258 (Design Review), based on the findings outlined in the staff report and subject to the recommended conditions.

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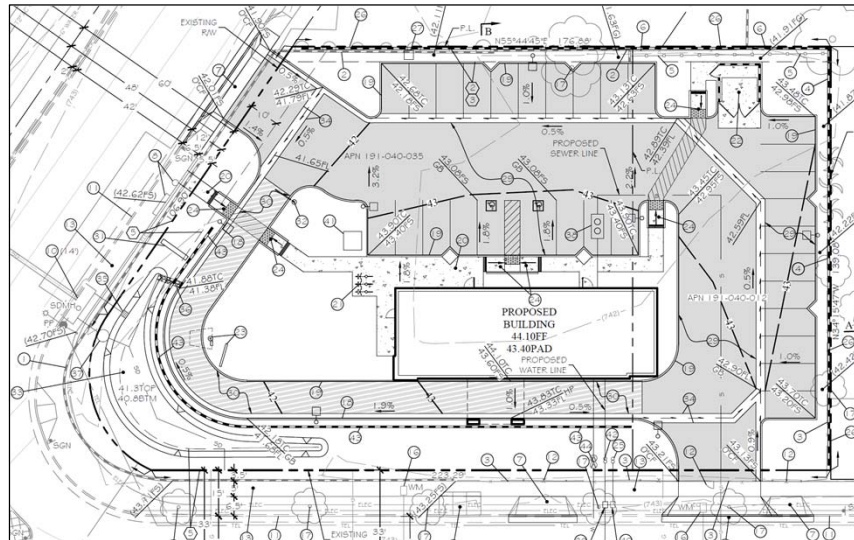


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CONCEPTUAL GRADING PLAN

FOR REFERENCE

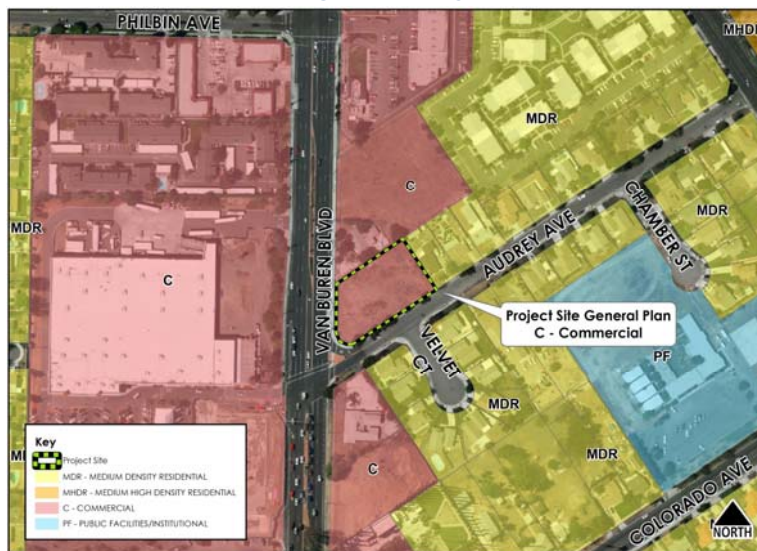


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GENERAL PLAN MAP

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