

# MAGNOLIA CROSSINGS – 3483 AND 3505 VAN BUREN BOULEVARD

Community & Economic Development Department

City Council  
December 17, 2019

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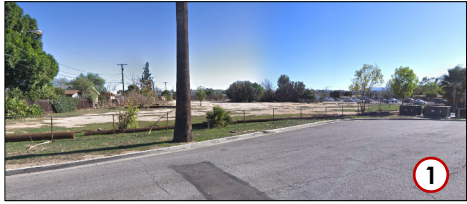
## LOCATION MAP



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# EXISTING SITE PHOTOS



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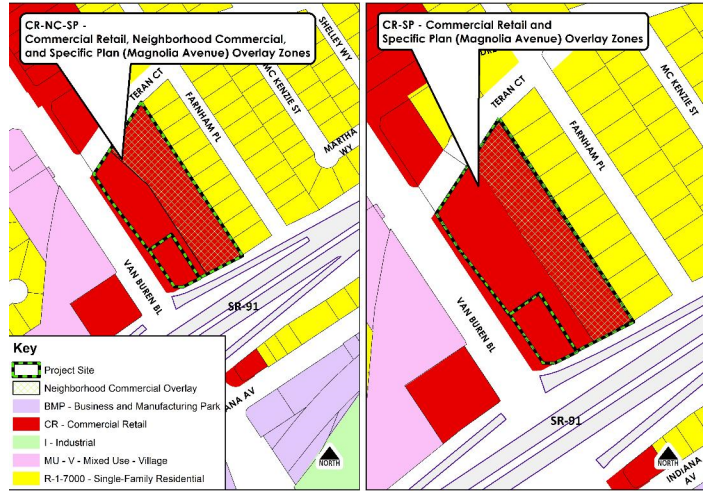
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# SPECIFIC PLAN MAP



# PROPOSED AND EXISTING ZONING MAPS

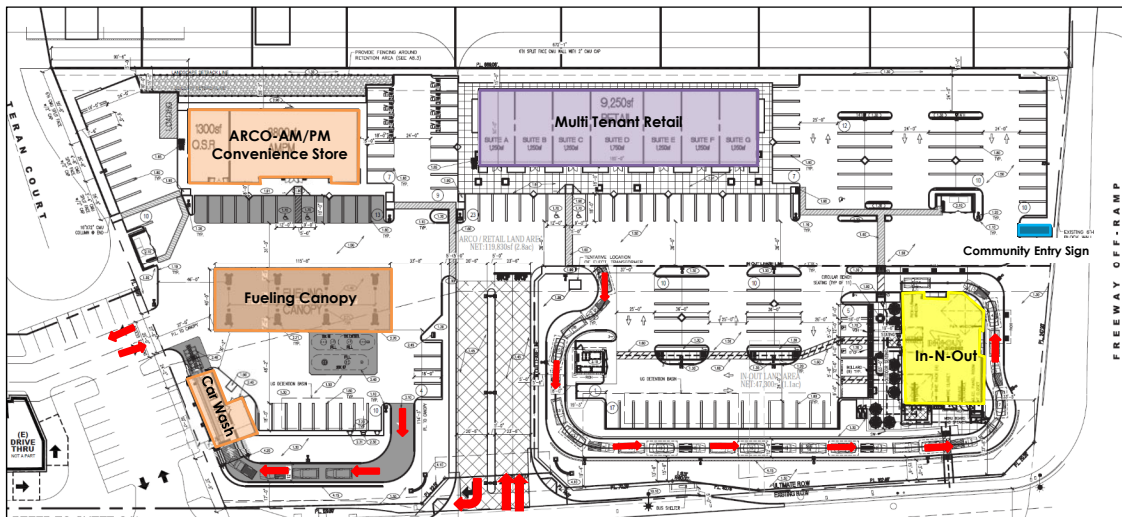


Existing Zoning

Proposed Zoning



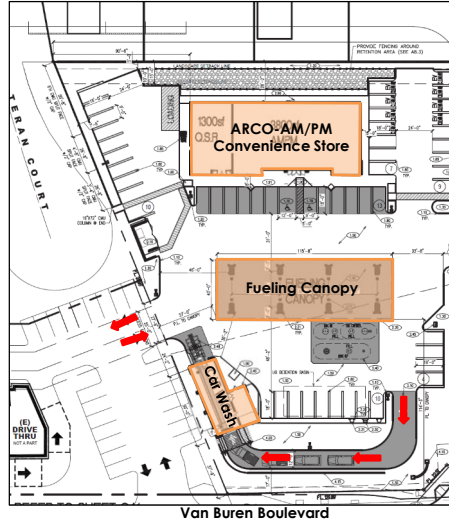
# SITE PLAN



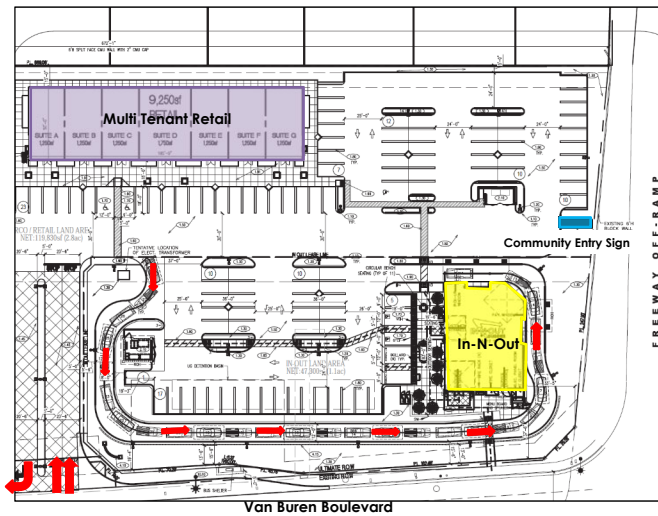
Van Buren Boulevard



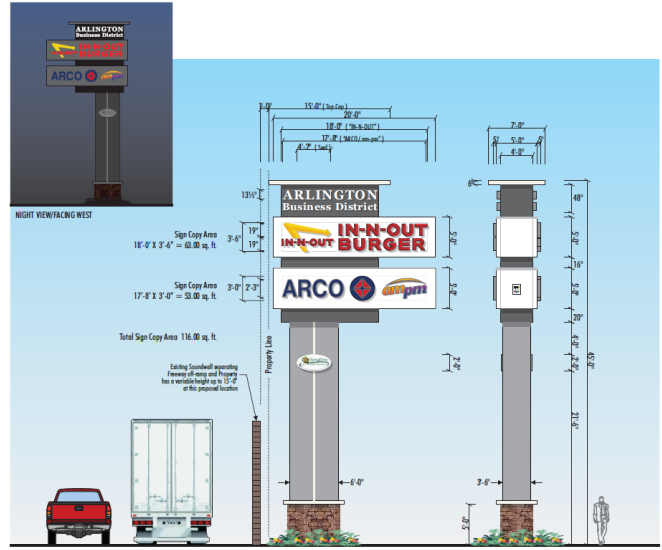
### SITE PLAN - CONVENIENCE STORE, VEHICLE FUELING STATION, AND CAR WASH FACILITY



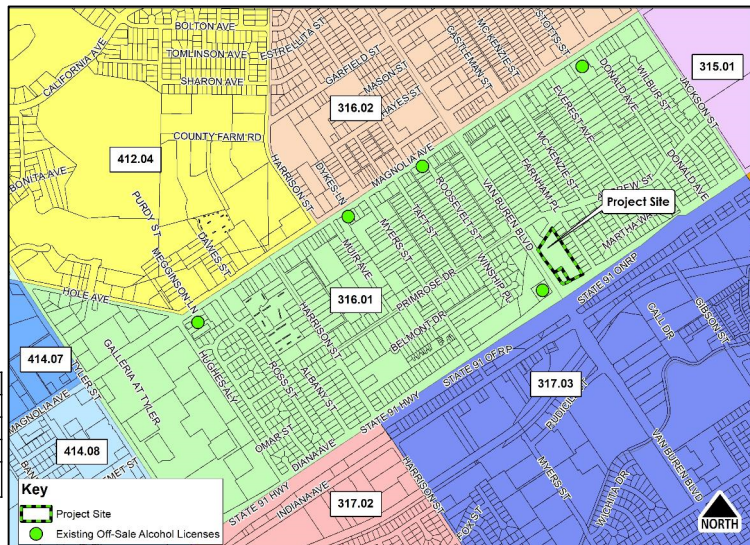
### SITE PLAN – MULTI-TENANT RETAIL BUILDING, DRIVE THRU RESTAURANT AND COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN)



# COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN) - ELEVATIONS



# ALCOHOL LICENSES

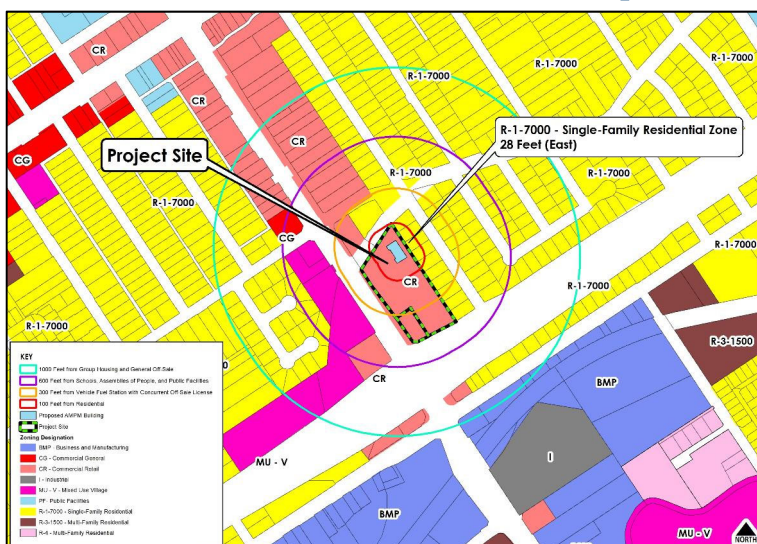


Census Tract 316.01	
Existing Number of Licenses	5
Proposed Number of Licenses	6
Total Number of Licenses	5
Maximum Number of Licenses Permitted	2

**Key**  
  Project Site  
● Existing Off-Sale Alcohol Licenses



## VARIANCE - SEPARATION REQUIREMENTS



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## RECOMMENDATIONS

That the City Council:

1. Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program (MMRP);
2. Approve Planning Cases P18-0571 Specific Plan Amendment, P18-0612 Zoning Code Map Amendment, P18-0432 Conditional Use Permit, P18-0433 Conditional Use Permit, P18-0434 Conditional Use Permit, P18-0436 Design Review, P18-0437 Variance, P19-0282 Public Convenience or Necessity, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;



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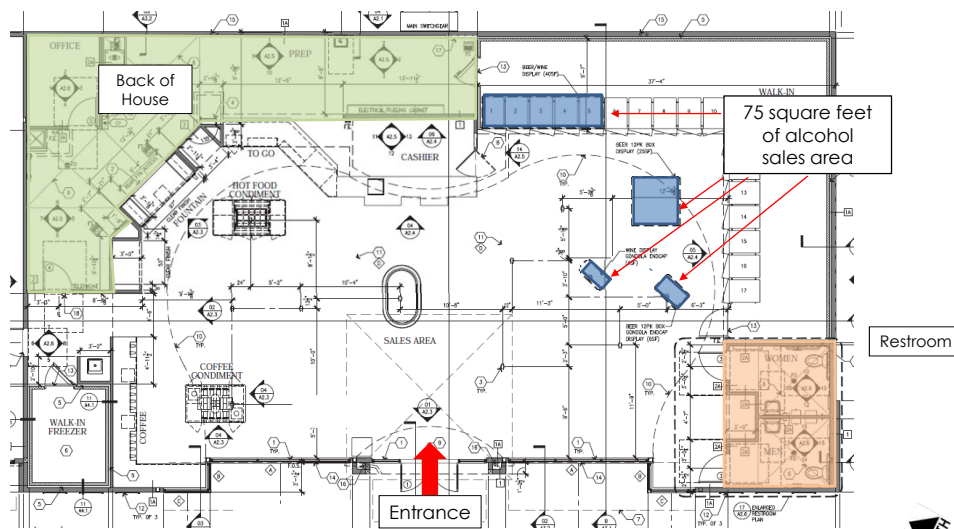
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## RECOMMENDATIONS (CONT.)

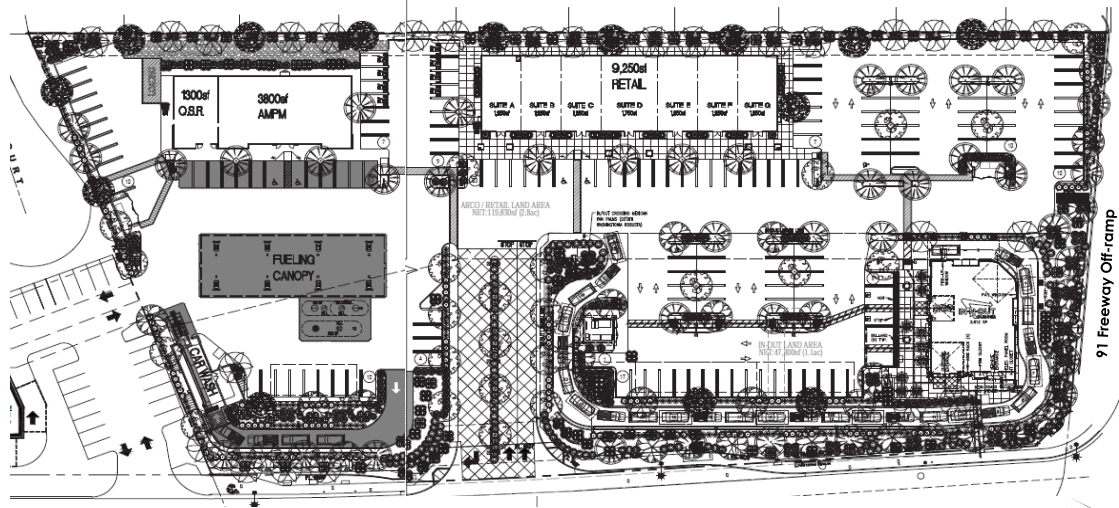
3. Adopt the attached Resolution amending the Magnolia Avenue Specific Plan; and
4. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.



### CONVENIENCE STORE- FLOOR PLAN REFERENCE ONLY



### CONCEPTUAL LANDSCAPE PLAN REFERENCE ONLY



Van Buren Boulevard

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### GENERAL PLAN MAP REFERENCE ONLY



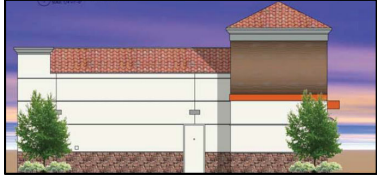
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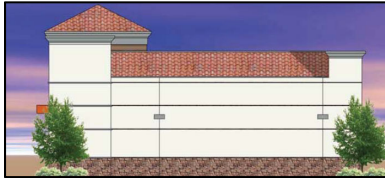
### CONVENIENCE STORE – ELEVATIONS REFERENCE ONLY



North Elevation (Left Side)



West Elevation (Front) - Facing Van Buren Boulevard



South Elevation (Right Side)



East Elevation (Rear)



### CAR WASH FACILITY – ELEVATIONS REFERENCE ONLY



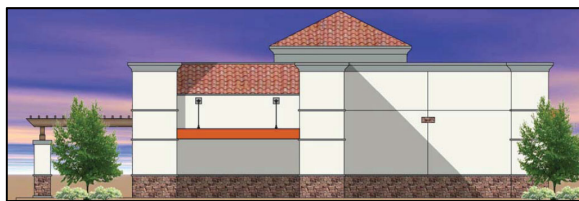
West Elevation ( Facing Van Buren Boulevard)



North Elevation (Left Side)



East Elevation (Rear)



South Elevation (Right Side)



### MULTI-TENANT RETAIL BUILDING – ELEVATIONS REFERENCE ONLY



North Elevation (Left Side)



West Elevation (Front)



South Elevation (Right Side)



East Elevation (Rear)



### DRIVE-THRU RESTAURANT ELEVATIONS REFERENCE ONLY



East Elevation (Rear)



West Elevation (Front - Van Buren Boulevard)



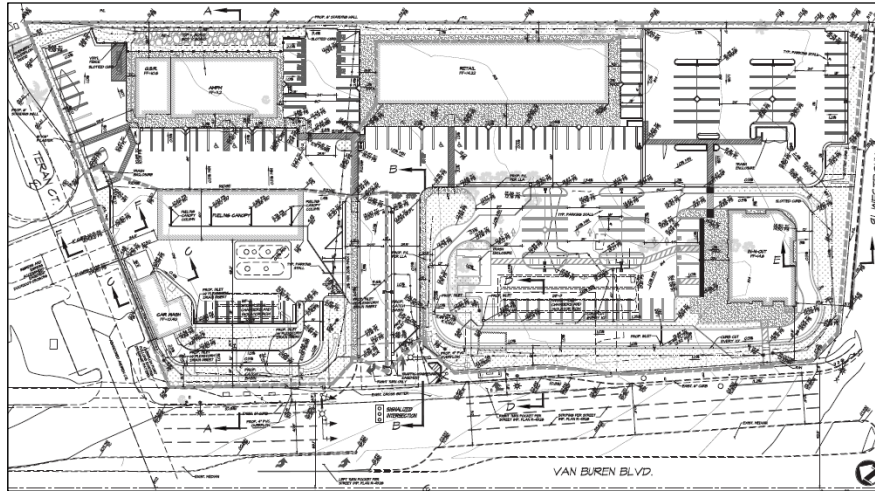
South Elevation (Right Side - SR 91)



North Elevation (Right Side)



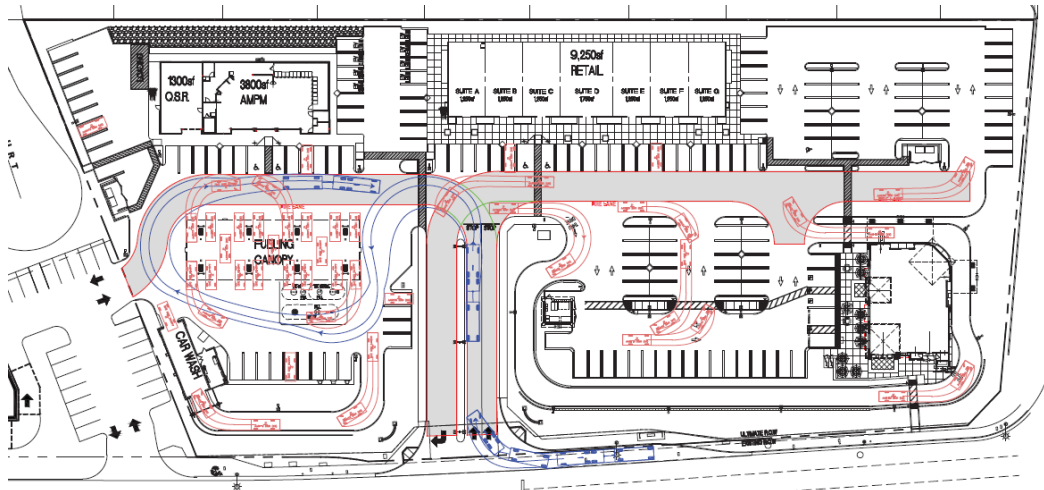
### GRADING PLAN REFERENCE ONLY



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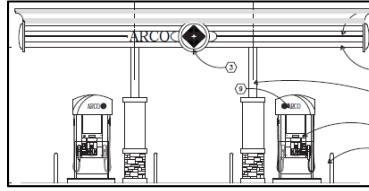
### CIRCULATION PLAN REFERENCE ONLY



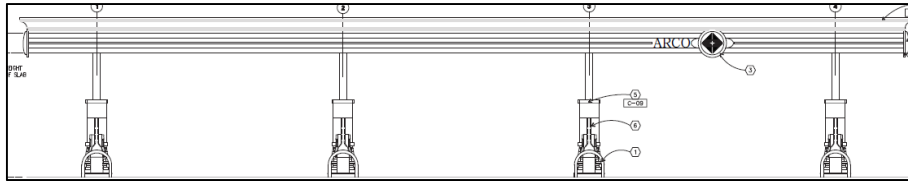
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### FUELING CANOPY – ELEVATIONS REFERENCE ONLY



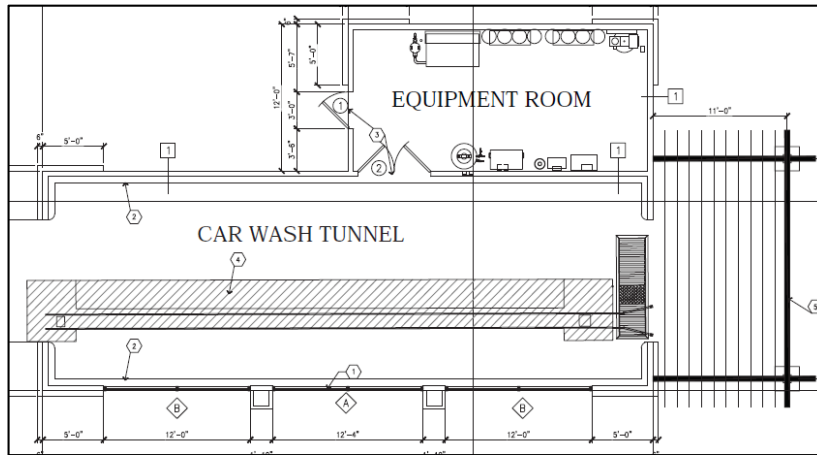
North and South Elevation (Sides)



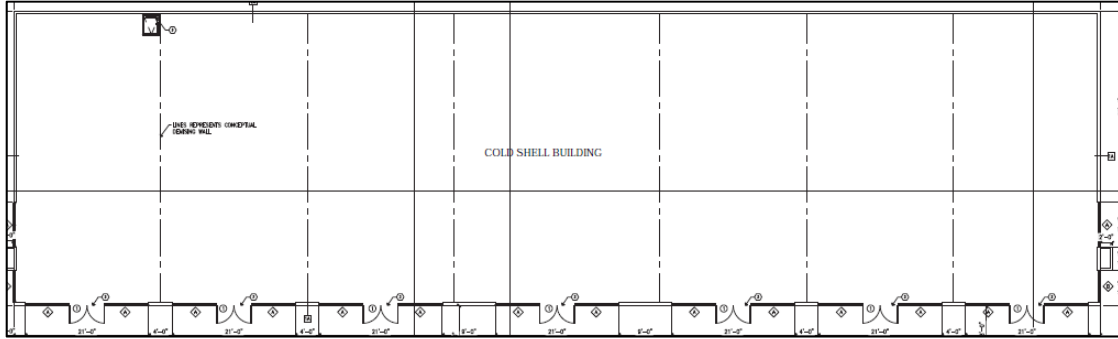
East and West Elevation – (Front and Rear)  
Facing Van Buren Boulevard



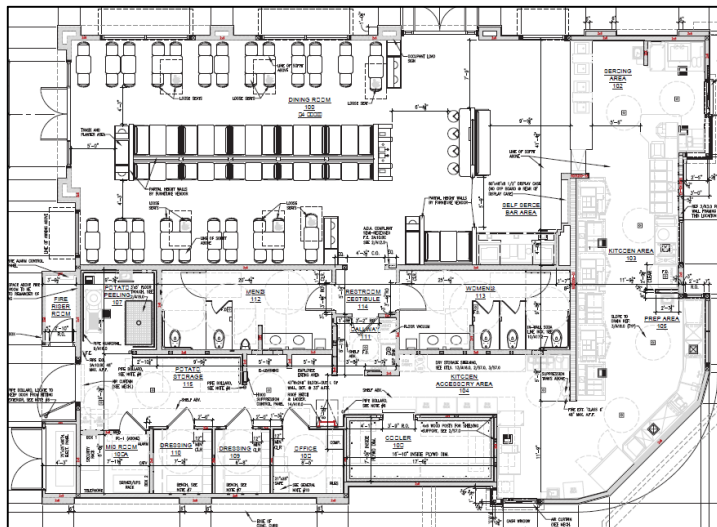
### CAR WASH FACILITY- FLOOR PLAN REFERENCE ONLY



### MULTI TENANT RETAIL- FLOOR PLAN REFERENCE ONLY



### DRIVE-THRU RESTAURANT - FLOOR PLAN REFERENCE ONLY



### COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN) – PHOTO STUDY REFERENCE ONLY

West Bound CA-91 at start of Off-Ramp to Van Buren Blvd.

Sign A

Proposed



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### COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN) – PHOTO STUDY REFERENCE ONLY

East Bound CA-91 at start of Off-Ramp to Van Buren Blvd.

Sign A

Proposed



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## COMMUNITY ENTRY SIGN (FREEWAY ORIENTED SIGN) – PHOTO STUDY REFERENCE ONLY

Farnham Place, looking Southward

Proposed



Sign A

