

## Planning Case

P15-0061 (Minor Conditional Use Permit)  
P15-0062 (Variance)

### Community & Economic Development Department

### City Planning Commission

Item # 3

December 3, 2015

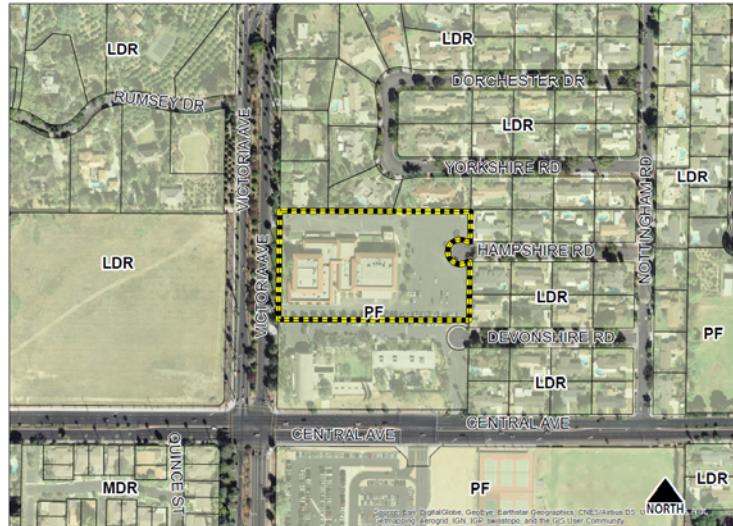
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### 2012 AERIAL PHOTO



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## GENERAL PLAN



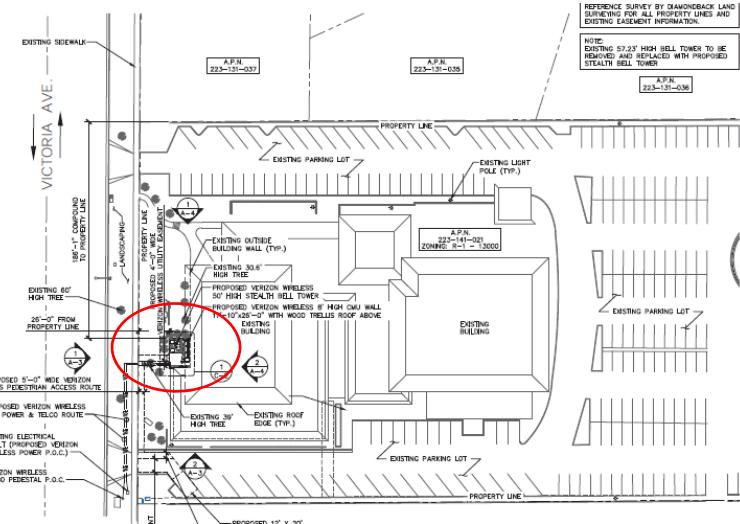
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## ZONING



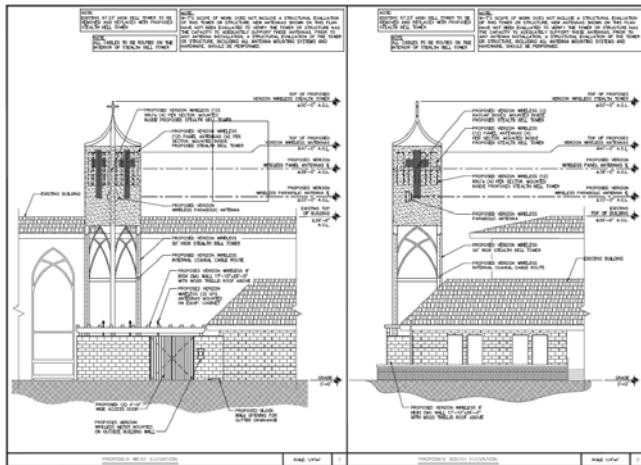
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# SITE PLAN



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## ELEVATIONS



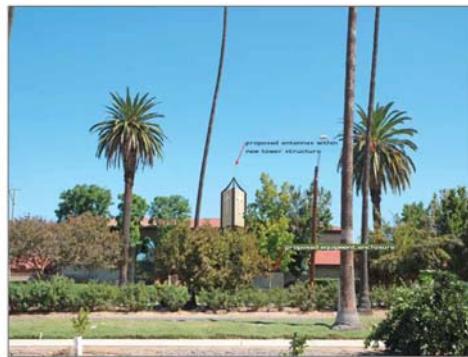
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## PHOTO SIMULATIONS



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## PHOTO SIMULATIONS



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## RECOMMENDATION

That the City Planning Commission:

1. **Recommend that City Council DETERMINE** that Planning Cases P15-0061 (Minor Conditional Use Permit) and P15-0062 (Variance), would not have a significant effect on the environment based on the findings set forth in the case record and recommend that the City Council adopt a Negative Declaration; and
2. **Recommend that City Council APPROVE** Planning Cases P15-0061 (Minor Conditional Use Permit) and P15-0062 (Variance), based on the findings in the staff report and subject to the recommended conditions of approval.



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