

## CENTER STREET WAREHOUSE

Community & Economic Development Department

City Council  
December 11, 2018

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## CENTER STREET WAREHOUSE

1. October 9, 2018 – City Council continued Planning Cases P14-1033 and P14-1034.
2. Council directed Staff to facilitate a meeting between the appellant (Springbrook Heritage Alliance) and the project applicant (Art Day of Transition Properties, L.P.).
3. The appellant and project applicant met on October 26 and November 19, 2018.



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## CENTER STREET WAREHOUSE

Project applicant provided 5 suggestions:

1. Increase the berm and landscaping along Center Street frontage.
2. Improve existing roadway conditions on Center Street by replacing asphalt on the westbound lane, along the frontage of the Trujillo Adobe.
3. Remove 10 truck dock doors.
4. Donate \$25,000 to the Northside Specific Plan process for a truck route study.
5. Install a decomposed granite trail along the southern border of the project.



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## CENTER STREET WAREHOUSE

Appellant provided 2 suggestions:

1. Propose a different development consistent with the Springbrook Heritage Parklands & Walking Trail Plan; and
2. Prepare a full Environmental Impact Report (EIR) for the project.



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## ADDITIONAL PUBLIC COMMENTS AND STUDIES

1. Additional Public Comment Letters Received – 6 identifying concerns with vibration impacts to the Trujillo Adobe
2. Vibration Study Conducted
  - a) Levels below threshold
  - b) Addressed in the Mitigated Negative Declaration (MND)



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## RECOMMENDATIONS

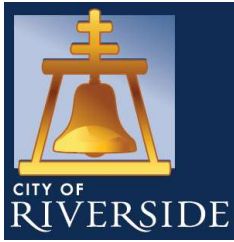
That the City Council:

1. Uphold the decision of the City Planning Commission and determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record, adopt the Mitigated Negative Declaration, and adopt the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Sections 15097 and 21081.6; and
2. Deny the appeal and uphold the City Planning Commission approval of Planning Cases P14-1033 (Design Review) and P14-1034 (Lot Line Adjustment), based on the findings outlined in the staff report and subject to the conditions of approval.



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## LOCATION REFERENCE

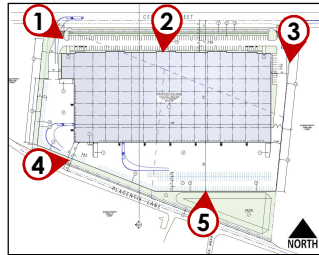


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# EXISTING SITE PHOTOS

## REFERENCE

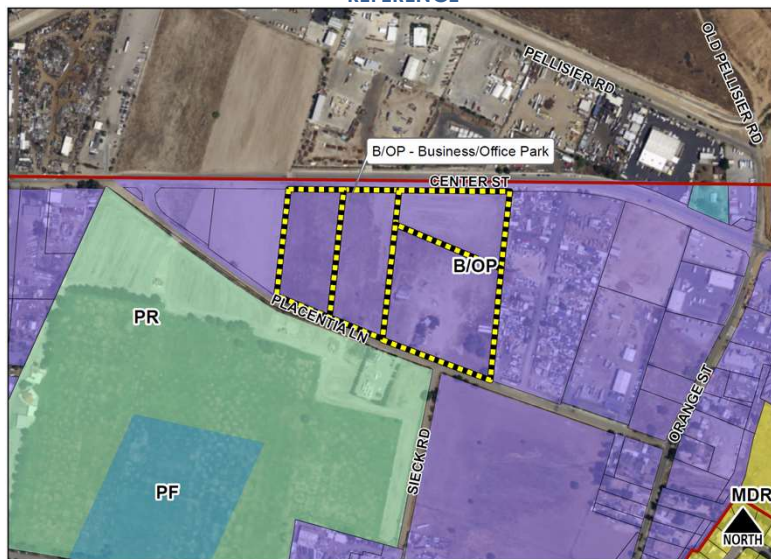


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# GENERAL PLAN MAP

## REFERENCE

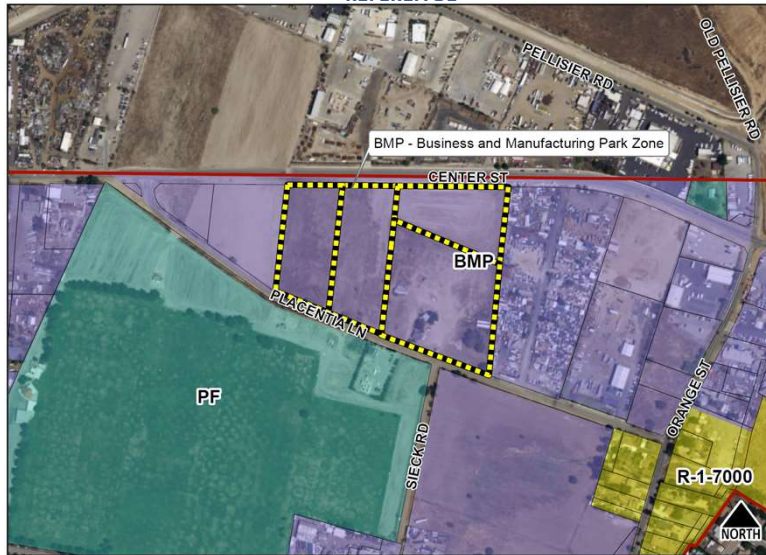


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## ZONING MAP

REFERENCE



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## ZONING/GENERAL PLAN CONSISTENCY MATRIX

REFERENCE

General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
<b>Commercial and Industrial Land Use Designations</b>			
Commercial (Max. 0.50 FAR/acre)	C	CR CG CS NC	Commercial Retail Commercial General Commercial Storage Overlay Neighborhood Commercial Overlay
Commercial Regional Center (Max. 0.50 FAR/acre)	CRC	CRC	Commercial Regional Center
Office (Max. 1.0 FAR/acre)	O	O CS	Office Commercial Storage Overlay
Business/Office Park (Max. 1.50 FAR/acre)	B/OP	BMP AI CS	Business and Manufacturing Park Air Industrial Commercial Storage Overlay
Industrial (Max. 0.60 FAR/acre)	I	I CS AIR	General Industrial Commercial Storage Overlay Airport Zone



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# PERMITTED USES TABLE

## REFERENCE

### Article V – PERMITTED USES TABLE

19.150.020 (A)

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																Location of Required Standards in the Municipal Code						
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)			Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)					
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I		AI	AIR	PF	RWY	NC Overlay	
Incidental to a Pet Shop	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	P	
Warehousing & Wholesale Distribution Centers:																							
400,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	
Greater than 400,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	MC	MC	MC	X	X	X	X	
Wireless Telecommunication Facilities and Related Support Structures	X	X	P/C <sup>1</sup>	P/C <sup>3</sup>	P/C <sup>4</sup>	P/C <sup>5</sup>	P/C <sup>6</sup>	P/C	P/C	P/C	P/C	P/C <sup>4</sup>	P/C <sup>5</sup>	P/C <sup>6</sup>	P/C	P/C	P/C	P/C	P/C	P/C	P/C	19.530 – Wireless Telecommunications Facilities and Related Support Structures	

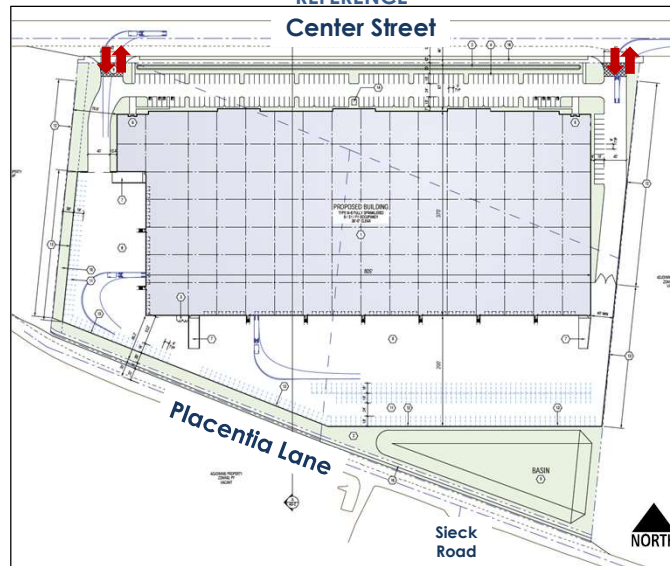
(Ord. 7413 §1, 2018; Ord. 7408 §, 2018; Ord. 7331 §11, 2016; Ord. 7185 §2, 2012; Ord. 7158 §1, 2012; Ord. 7151 §1, 2012; Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)



# SITE PLAN

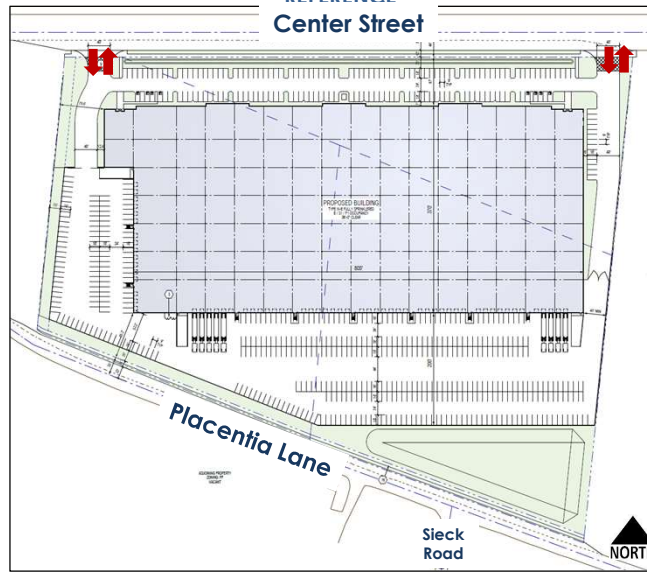
## REFERENCE

Center Street



# ALTERNATE SITE PLAN

REFERENCE  
Center Street



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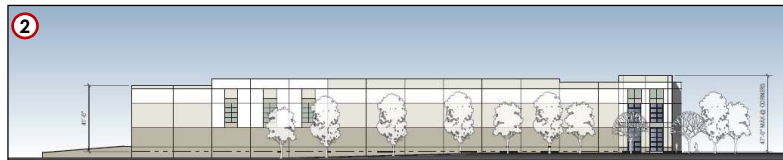
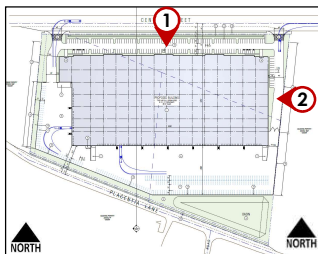
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# BUILDING ELEVATIONS

REFERENCE



North Elevation (Center Street)



East Elevation



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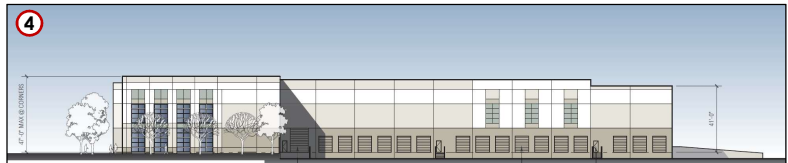
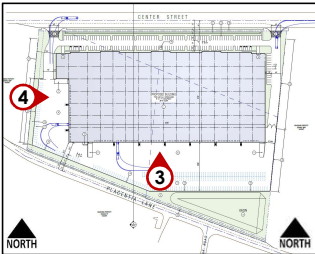


# BUILDING ELEVATIONS

REFERENCE



South Elevation (Placentia Lane)



West Elevation

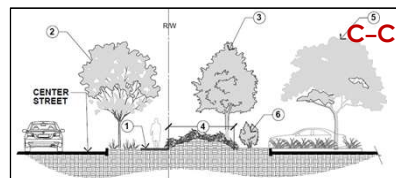
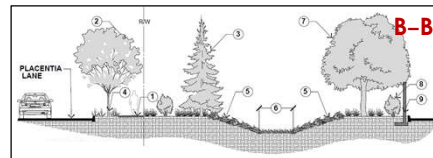
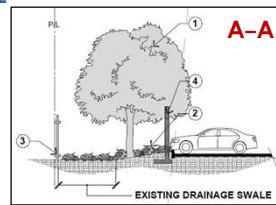
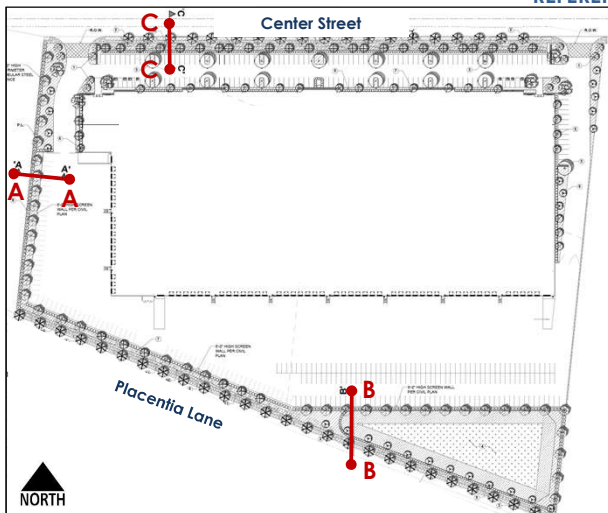


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# CONCEPTUAL LANDSCAPE PLAN

REFERENCE



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## BACKGROUND

### REFERENCE

1. February 21, 2018 – Development Review Committee approved the Center Street Warehouse project and adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
2. March 1, 2018 – Development Review Committee's approval was appealed to the City Planning Commission.
3. April 5, 2018 – City Planning Commission upheld the approval of the DRC, adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and denied the appeal by a vote of 4 ayes, 3 noes and 0 abstentions.



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## BACKGROUND

### REFERENCE

4. April 12, 2018 – City Planning Commission's approval was appealed to the Land Use Committee/City Council.
5. July 9, 2018 – Land Use Committee made a recommendation to the City Council to uphold the appeal by the Springbrook Heritage Alliance of the Planning Commission decision and deny Planning Cases P14-1033 and P14-1034 by a vote of 2 ayes, 1 noe and 0 abstentions.

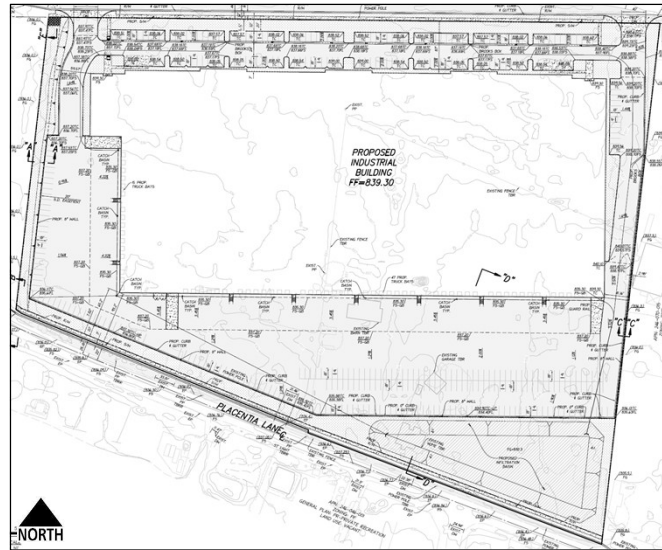


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# CONCEPTUAL GRADING PLAN

REFERENCE

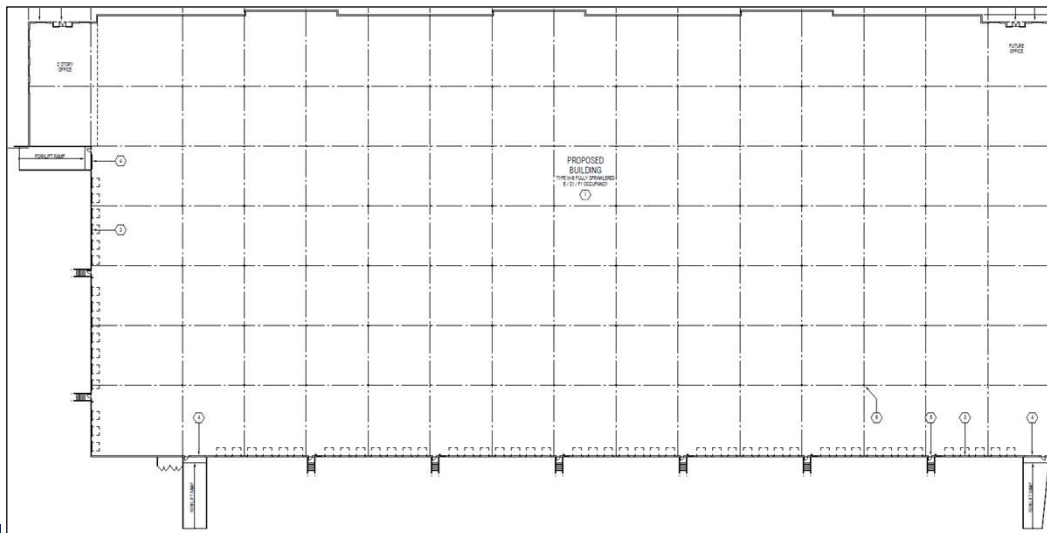


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# FLOOR PLAN

REFERENCE

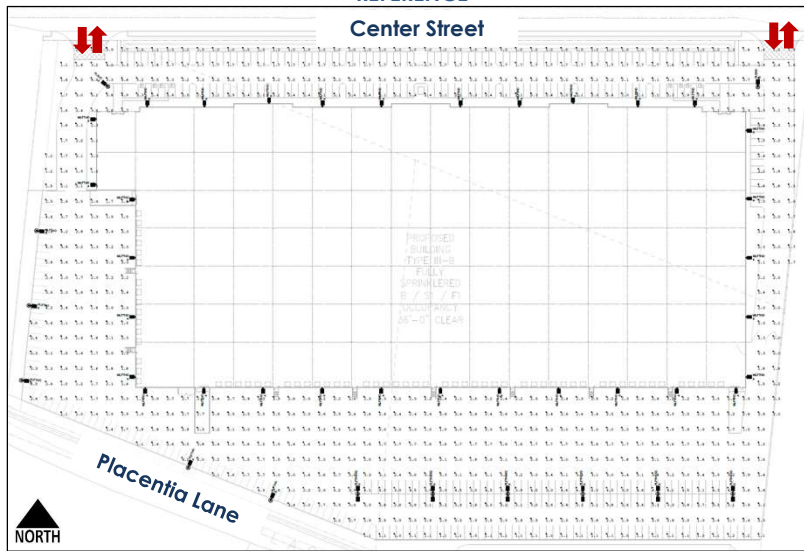


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# PHOTOMETRIC SITE PLAN

REFERENCE

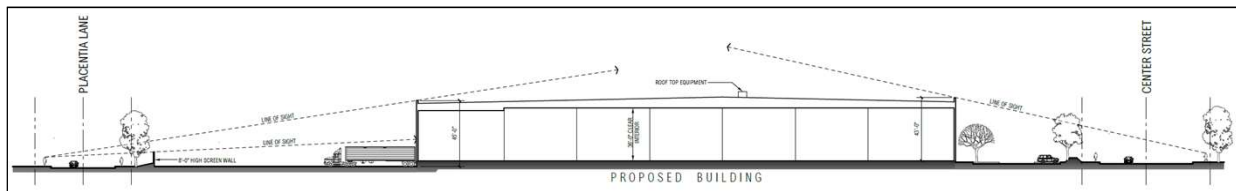


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# LINE OF SITE STUDY

REFERENCE









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# MATERIALS LEGEND

## REFERENCE

### FINISH SCHEDULE

-  1. FIELD COLOR: SHERWIN WILLIAMS SW 7014 ELDER WHITE
-  2. FIELD COLOR: SHERWIN WILLIAMS SW 7015 REPOSE GRAY
-  3. ACCENT COLOR: SHERWIN WILLIAMS 7016 MINDFUL GRAY
-  4. BASE FIELD ACCENT COLOR: SHERWIN WILLIAMS SW 7018 DOVETAIL
-  5. ACCENT COLOR: SHERWIN WILLIAMS SW 6206 OYSTER BAY
-  6. GLAZING: MONOLITHIC 1/4" MONOLITHIC 1/4" PPG SOLARCOOL PACIFICA REFLECTIVE #2 IN CLEAR ANODIZED ALUMINUM STOREFRONT. THE MAXIMUM ALLOWABLE REFLECTANCE OF GLASS SHALL BE 25%.

