



MARLBOROUGH NORTHGATE LIGHT INDUSTRIAL

PR-2021-000932 (Minor Conditional Use Permit, Design Review, Variance and Grading Exception)

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

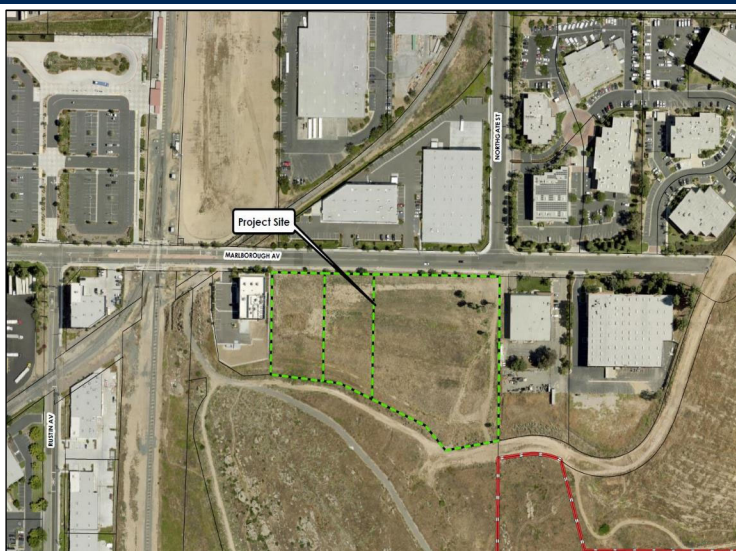
City Council

December 6, 2022

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LOCATION MAP



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EXISTING SITE PHOTOS



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SPECIFIC PLAN/ ZONING MAP

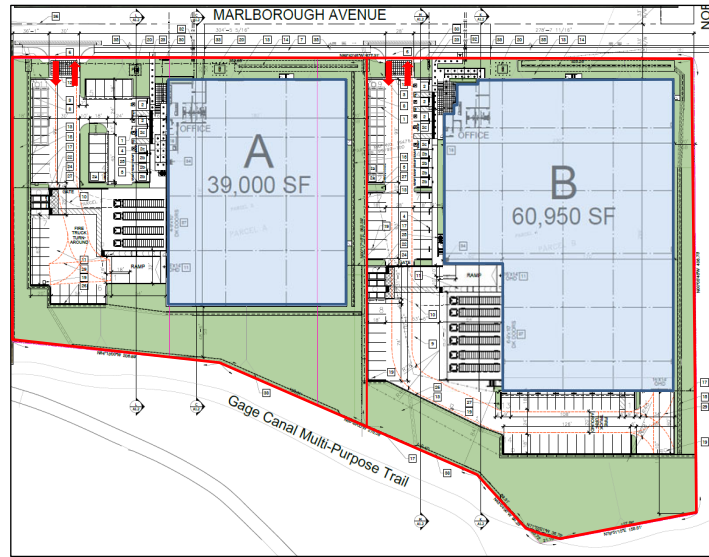


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SITE PLAN



PROPERTY LINE

PROPOSED BUILDINGS

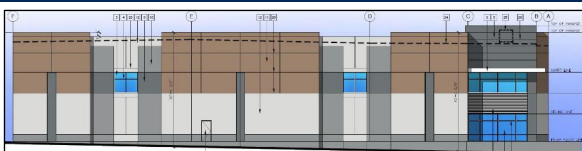


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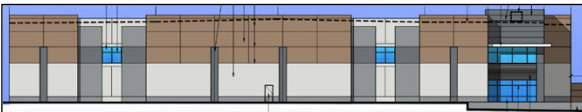
BUILDING ELEVATIONS



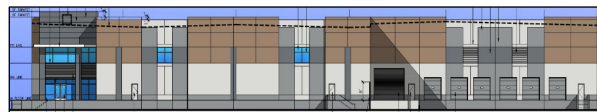
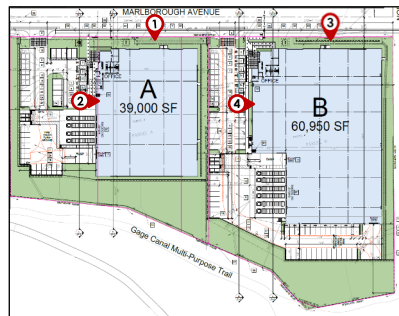
① North Elevation Building A (Marlborough Avenue)



② West Elevation Building A



③ North Elevation Building B (Marlborough Avenue)



④ West Elevation Building B

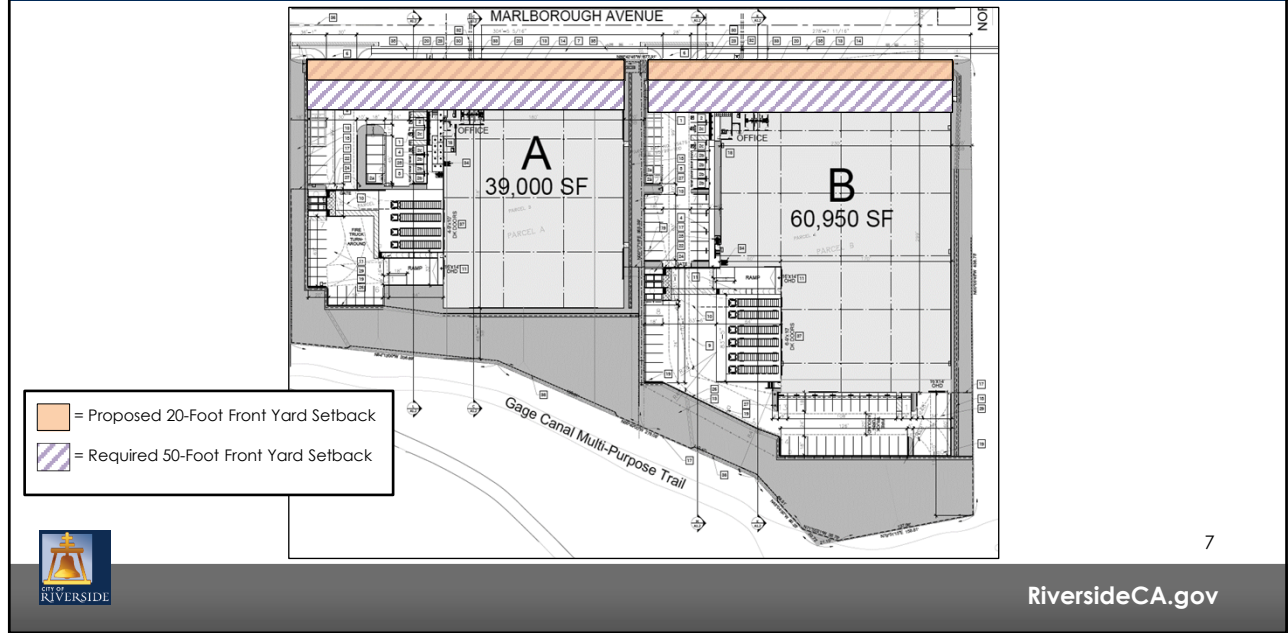


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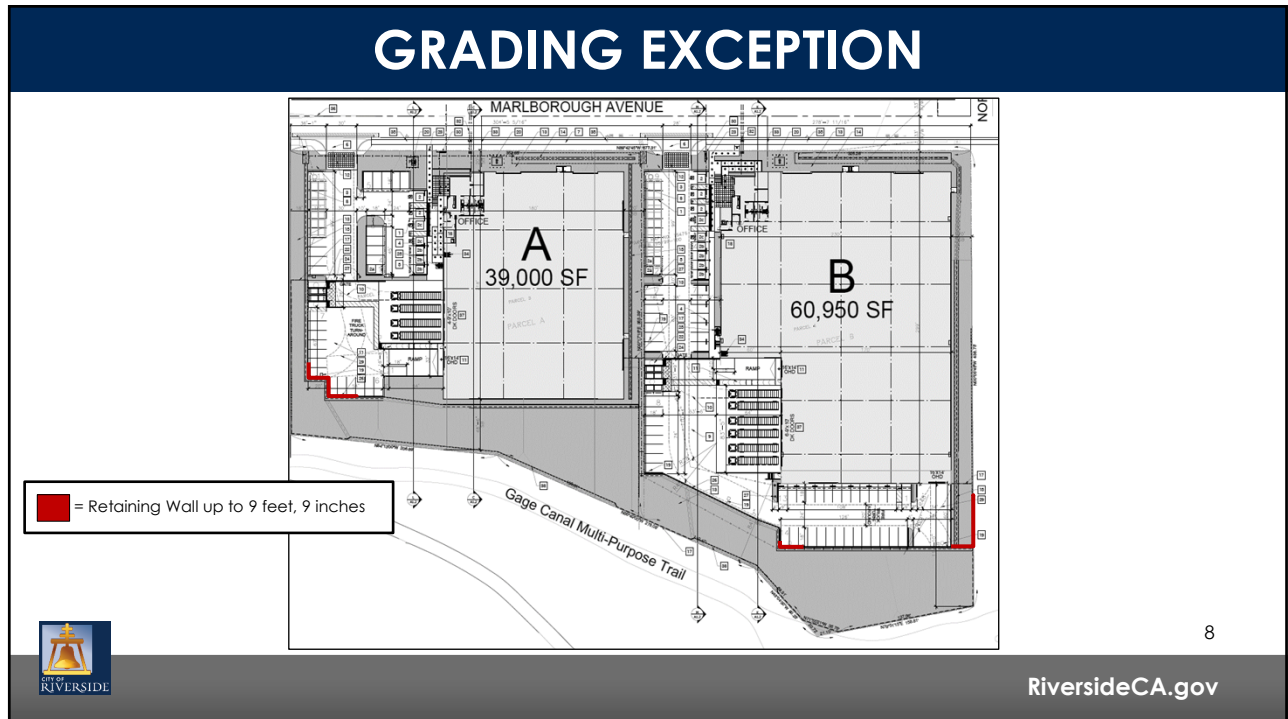
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VARIANCE



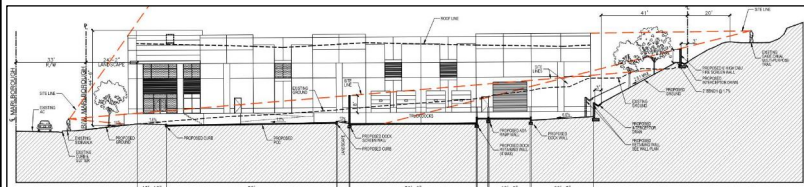
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GRADING EXCEPTION

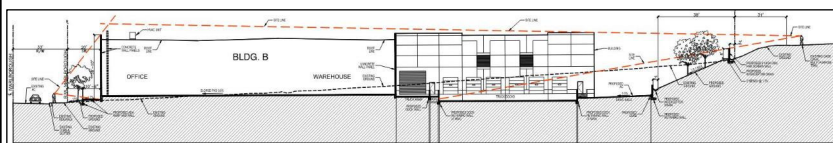


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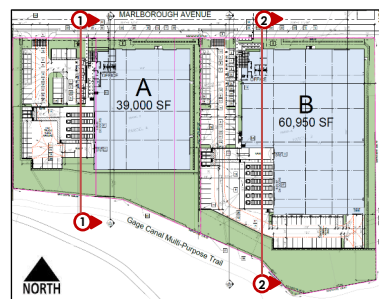
SITE LINE EXHIBITS



① Site Line to Loading Docks - Building A



② Site Line to Loading Docks - Building B



STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 3 – Economic Opportunity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



RECOMMENDATIONS

That the City Council:

1. Uphold the decision of the Development Review Committee 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, and recommend City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Sections 15074 and 21081.6; and
2. Approve Planning Case PR-2021-000932 (Minor Conditional Use Permit, Design Review, Variance and Grading Exception) based on the findings outlined in the staff report and subject to the conditions of approval.



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GENERAL PLAN MAP (FOR REFERENCE ONLY)



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CONCEPTUAL LANDSCAPE PLAN (FOR REFERENCE ONLY)



Planting Legend

TREES	BOTANIC NAME	COMMON NAME
	ACACIA BAILEYANA 'PURPUREA'	PURPLE FERNLEAF ACACIA
	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST
	KDELREUTERIA BIPINNATA	CHINESE FLAME TREE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS SUBER	CORK OAK
	EXISTING TREE TO REMAIN, PROTECT IN PLACE	

SHRUBS / VINES	BOTANIC NAME	COMMON NAME
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE
	CISTUS PURPUREUS	ORCHID ROCKROSE
	ELEAGNUS PUNGENS 'FRUITLANDI'	FRUITLAND SILVERBERRY
	HETEROMELES ARBUTIFOLIA	TOYON
	LEUCOPHYLLUM 'GREEN CLOUD'	TEXAS RANGER
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY
	PLUMBAGO AURICULATA	CAPE PLUMBAGO
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN
	RHUS OVATA	SUGAR BUSH
	RUSELLIA Equisetiformis	FIRECRACKER PLANT
	CALYSTEGIA 'ANACAPA PINK'	ANACAPA PINK MORNING GLORY
	MACRADYENA LINGUIS-CATI	CAT'S CLAW VINE



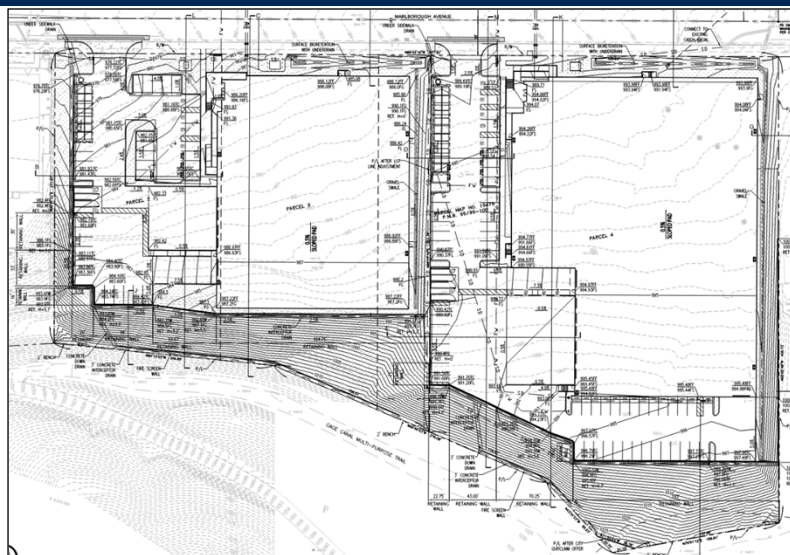
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PRELIMINARY GRADING PLAN (FOR REFERENCE ONLY)



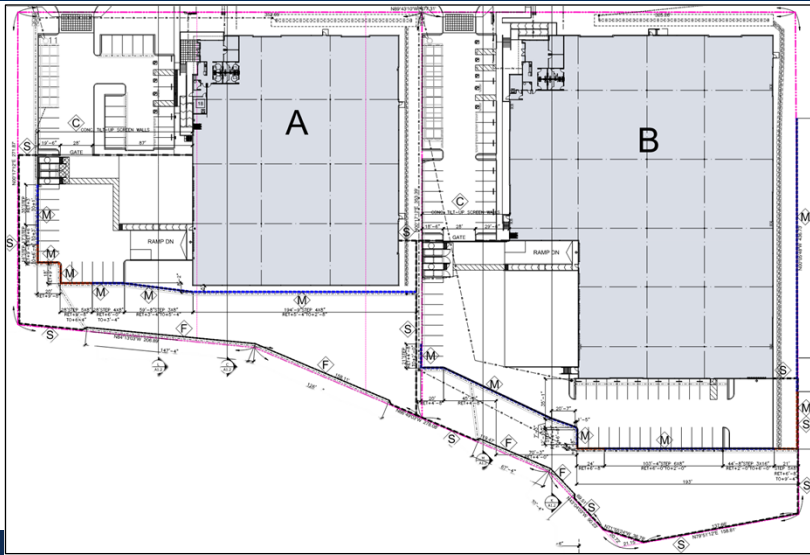
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WALL AND FENCE PLAN (FOR REFERENCE ONLY)



Wall Legend:

C	NEW CONCRETE TILT-UP SCREEN WALLS.
M	NEW 8X8X16 CONCRETE MASONRY (CMU) RETAINING WALLS (ORANGE OVER #5). SPLIT-FACE BY ORCO COLOR: NATURAL GRAY.
F	NEW 6" HIGH 8X8X16 CONCRETE MASONRY (CMU) FIRE PROTECTION WALL PER CITY FIRE REQUIREMENTS.
S	NEW 6" HIGH TUBULAR STEEL SECURITY FENCE WITH MESH SCREENING PAINTED BLACK. VINES PLANTED ALONG FENCE FACING TRAIL. SEE LANDSCAPE PLANS.

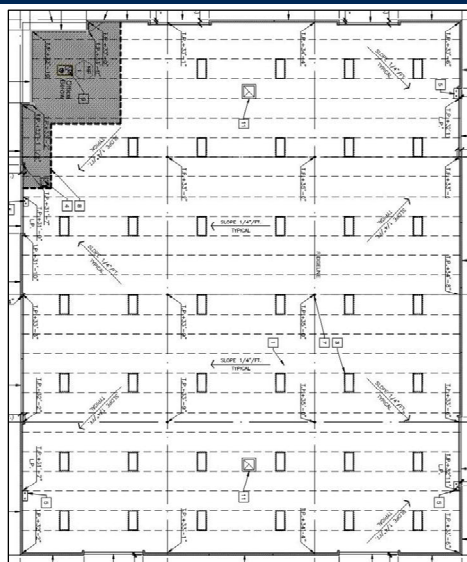


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ROOF PLAN - BUILDING A (FOR REFERENCE ONLY)



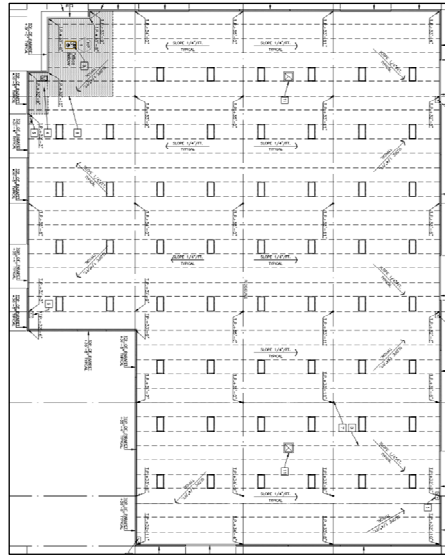
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ROOF PLAN - BUILDING B (FOR REFERENCE ONLY)

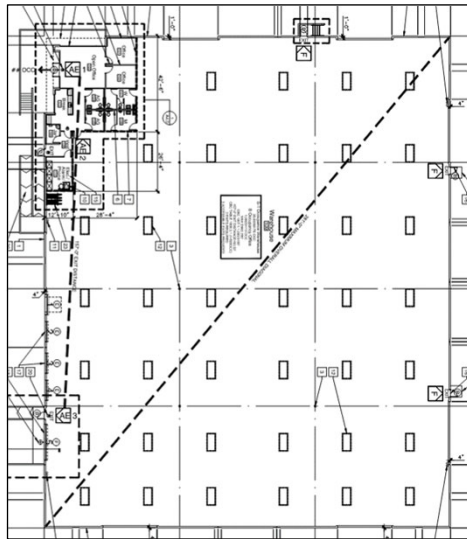


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FLOOR PLAN – BUILDING A (FOR REFERENCE ONLY)

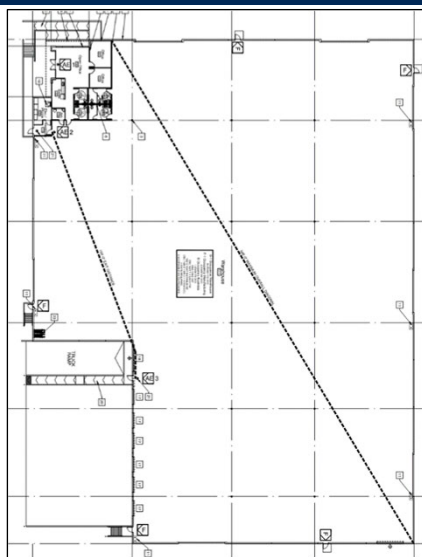


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FLOOR PLAN – BUILDING B (FOR REFERENCE ONLY)



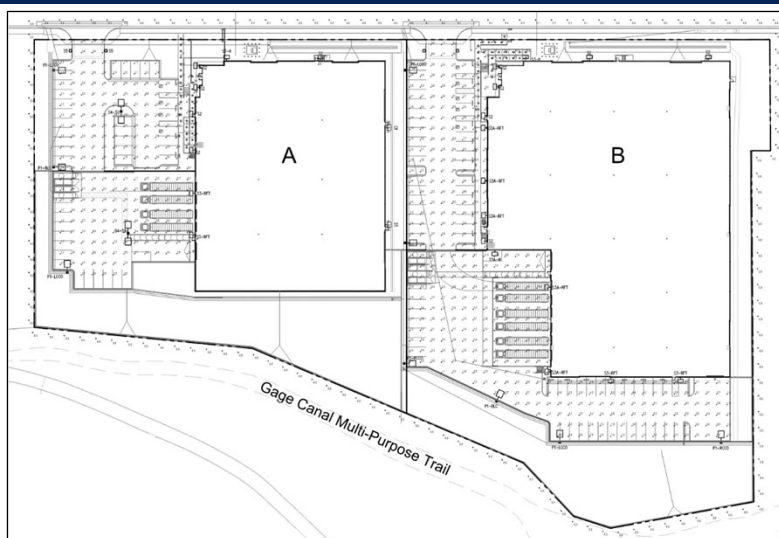
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PHOTOMETRIC PLAN (FOR REFERENCE ONLY)



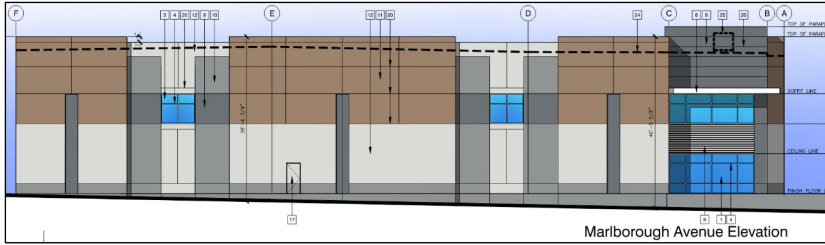
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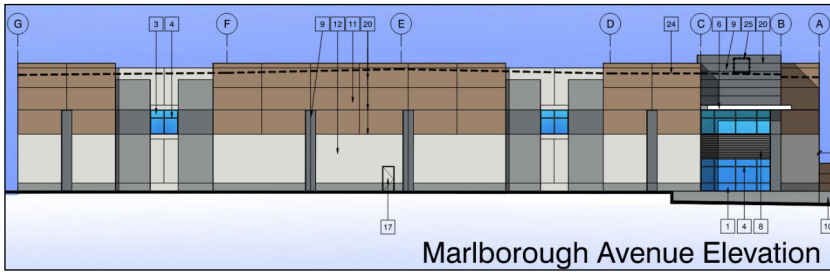
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COLORS AND MATERIALS PLANS (FOR REFERENCE ONLY)



Exterior Color & Material Legend			
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Dunn-Edwards Battleship Gray DEC797	Dunn-Edwards Watus DE6368	Dunn-Edwards White Wheat DE6124	Dunn-Edwards Porpoise DE6373
5			
Fitzgerald Formliner #14542 Dunn-Edwards Porpoise DE6373			



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