



City of Arts & Innovation

City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE:** JUNE 23, 2015

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD:** 5

DEPARTMENT

SUBJECT: PLANNING CASES P15-0073 AND P15-0074 – DESIGN REVIEW AND
CONDITIONAL USE PERMIT TO CONSTRUCT A VEHICLE REPAIR FACILITY
AT THE SOUTHEAST CORNER OF THE INTERSECTION OF VAN BUREN
BOULEVARD AND COLORADO AVENUE

ISSUE:

The issue for City Council consideration is the proposal by Zach Lauterbach of Evergreen Devco for consideration of a Design Review and Conditional Use Permit to construct an 11,738-square foot vehicle repair facility ("Les Schwab Tire Center"), on an approximately 1.72 acre vacant site, located at the southeast corner of the intersection of Van Buren Boulevard and Colorado Avenue.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project constitutes an in-fill development and is therefore categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines;
2. Approve Planning Cases P15-0073 and P15-0074, based on and subject to the findings and recommended conditions found in the attached staff report; and.
3. Approve Exhibits 6-10 of the June 4, 2015 City Planning Commission staff report as approved project plans, subject to the recommended conditions of approval.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval subject to recommended conditions of approval. On June 4, 2015, the City Planning Commission recommended approval of Planning Cases P15-0073 and P15-0074 by a vote of 9 ayes, 0 noes and 0 abstentions, subject to the staff recommended conditions.

BACKGROUND:

The applicant has submitted a Design Review and Conditional Use Permit application to construct a new approximately 11,738 square foot vehicle repair facility ("Les Schwab Tire

Center"). The proposed building is rectangular in shape and will be approximately 20-feet from the Van Buren Boulevard frontage and approximately 119-feet from the Colorado Avenue frontage. The building is situated so that the service bays face towards Colorado Avenue, as the Zoning Code requires that service bays are oriented to minimize their visibility from public rights-of-ways and residential areas. The site design for the project includes 37 parking stalls and 8 service bays. The site is designed to allow for onsite circulation, and entering and exiting the service bays in a safe manner.

The proposed building consists of corporate architecture with significant glazing incorporated into the northern and eastern facades. The building exterior will consist of Polished Ground Face CMU (concrete masonry unit) in "Rutherford" and "Mission White" colors, glazed CMU in "Fireweed Mahogany" and "Colorado Red" colors, metal panels in "Citadel Colonial Red" and "Oldcastle Classic Bronze" colors, and vehicle roll-up doors. The combined trash and recycling enclosure will match the building materials. The recycling enclosure will be used for storage of used tires. The recycling will be picked up on a weekly basis to ensure the enclosure and site is maintained.

Additionally, proposed landscaping consists of a series of complementary pedestrian level shrubs and ground covers, as well as sufficient parking lot trees and accent plants. The proposed landscaping will serve to enhance the streetscape and screen the service bays from Colorado Avenue.

Please refer to the June 4, 2015 City Planning Commission staff report, recommended conditions and minutes.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Emilio Ramirez, Interim Community & Economic Development Director

Certified as to

availability of funds: Brent A. Mason, Finance Director/Treasurer

Approved by: Al Zelinka, FAICP Assistant City Manager

for John A. Russo, City Manager

Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – June 4, 2015
3. City Planning Commission Minutes