

Guthrie Industrial Warehouse

P17-0506, P17-0507, P17-0748, and
P17-0749

Community & Economic Development Department

City Council
June 26, 2018

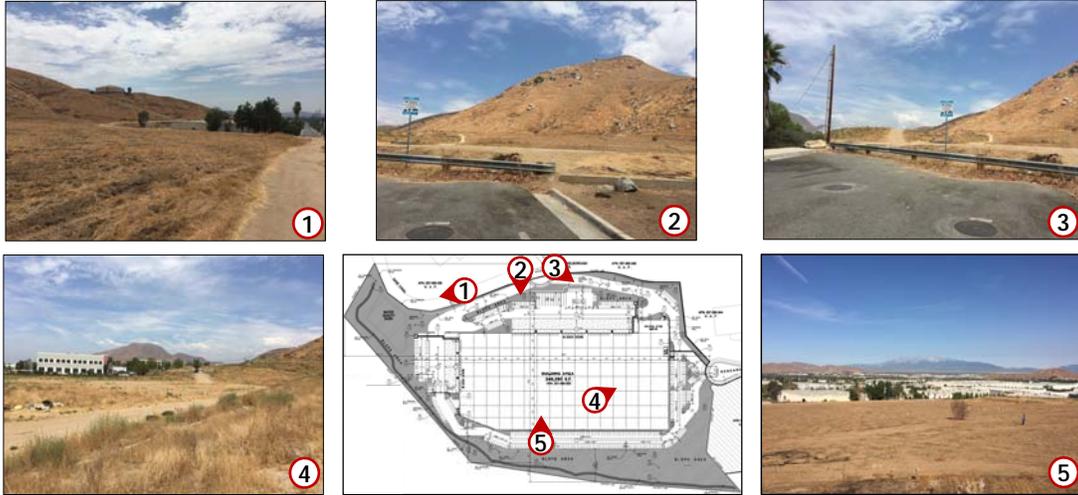
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LOCATION



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EXISTING SITE PHOTOS



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GENERAL PLAN MAP



KEY

Selected Parcels

- Selected Parcels

City Boundary

- City Boundary

General Plan Land Use

- HR - HILLSIDE RESIDENTIAL
- B/OP - BUSINESS/OFFICE PARK
- P - PUBLIC PARK



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SPECIFIC PLAN/ZONING MAP

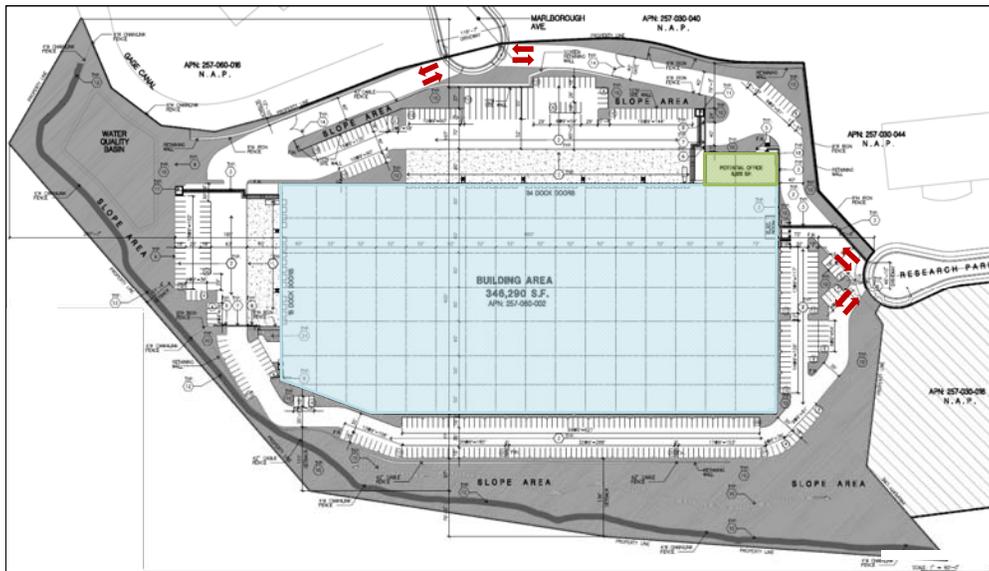
- KEY**
- Selected Parcels**
 - Selected Parcels (Green dashed outline)
 - City Boundary**
 - City Boundary (Red dashed line)
 - Specific Plan**
 - Hunter Business Park Specific (Hatched pattern)
 - Zoning**
 - BMP (Purple)
 - PF (Light Blue)
 - RC (Green)



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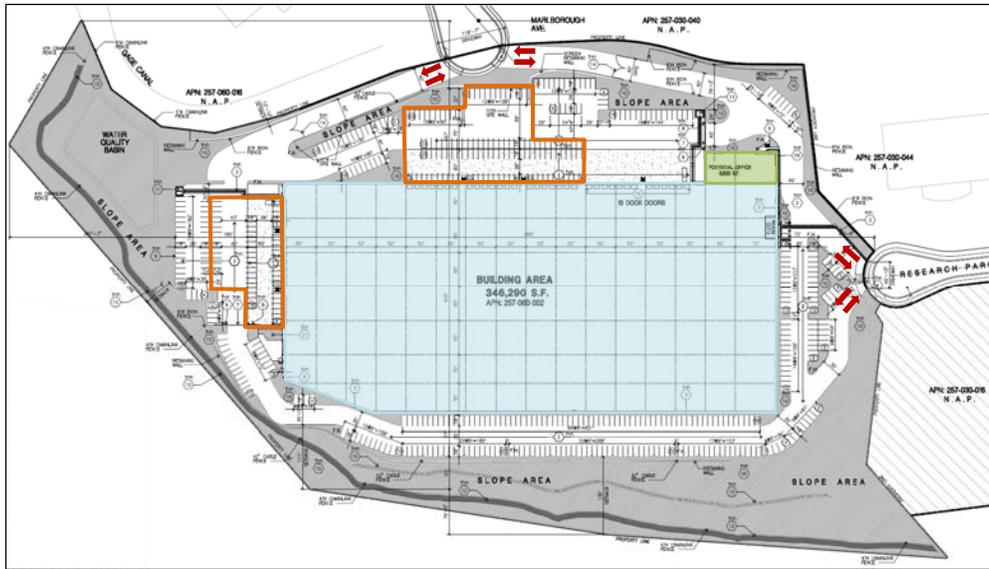
SITE PLAN



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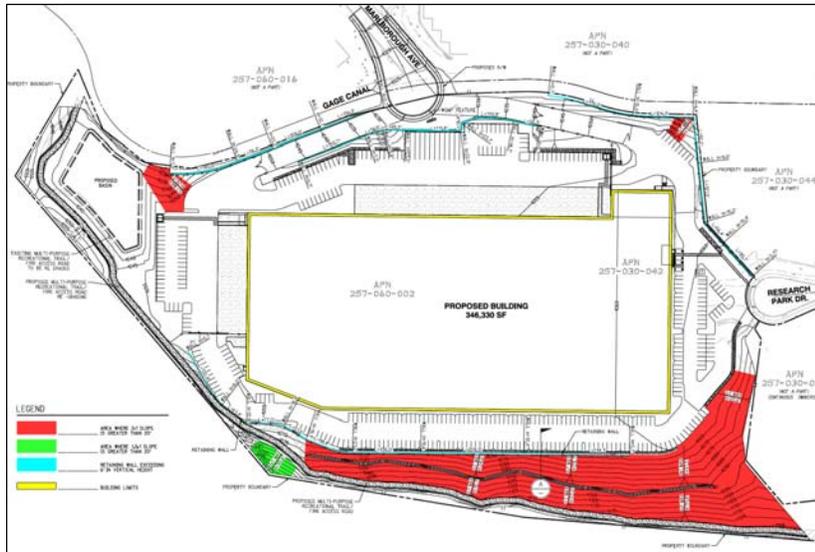
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ALTERNATE SITE PLAN



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GRADING EXCEPTIONS AND VARIANCE



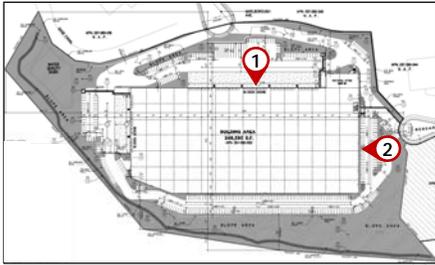
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BUILDING ELEVATIONS

1



West Elevation



2



North Elevation

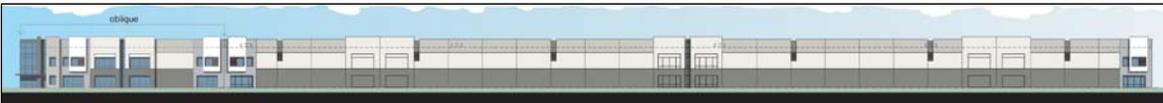


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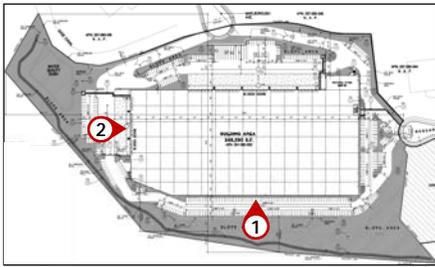
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BUILDING ELEVATIONS

1



East Elevation



2



South Elevation



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CONCEPTUAL LANDSCAPE PLAN



RECOMMENDATIONS

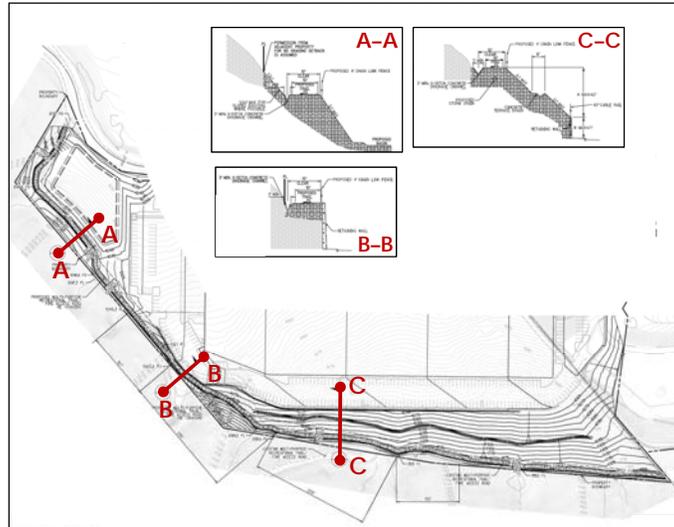
That the City Council:

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 Section 21081.6; and
2. Approve Planning Cases P17-0506 (Design Review), P17-0507 (Grading Exception), P17-0748 (Grading Exception), and P17-0749 (Variance), based on the findings outlined in the staff report and subject to the conditions of approval.



TRAIL IMPROVEMENTS

REFERENCE

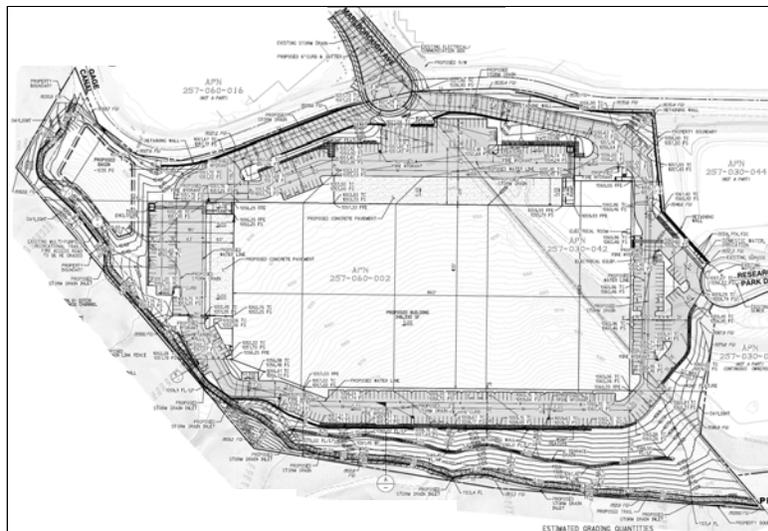


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CONCEPTUAL GRADING PLAN

REFERENCE

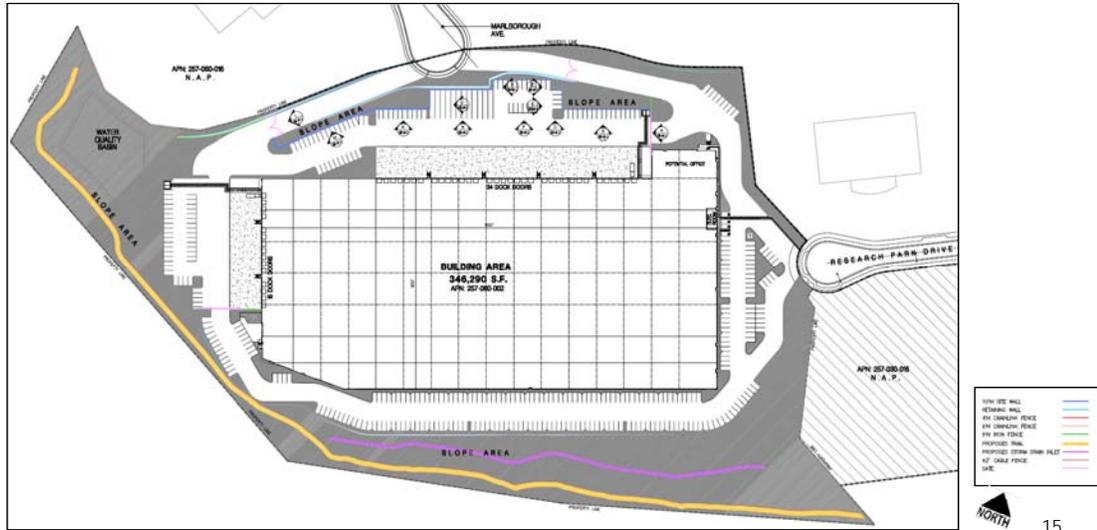


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WALL AND FENCE PLAN

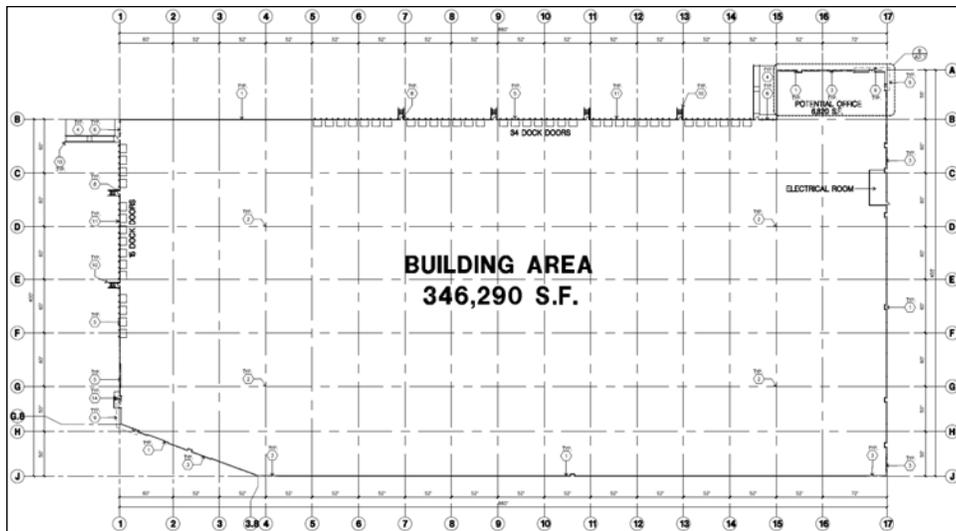
REFERENCE



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FLOOR PLAN

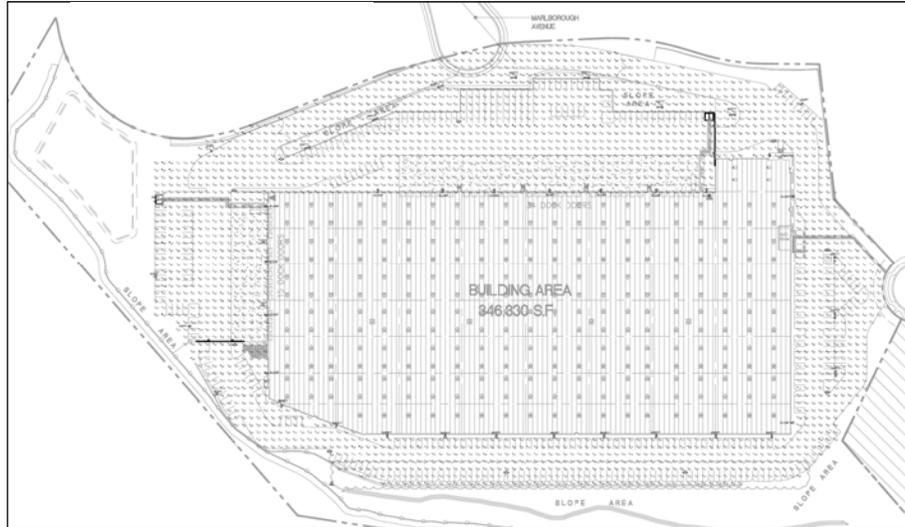
REFERENCE



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PHOTOMETRIC SITE PLAN

REFERENCE

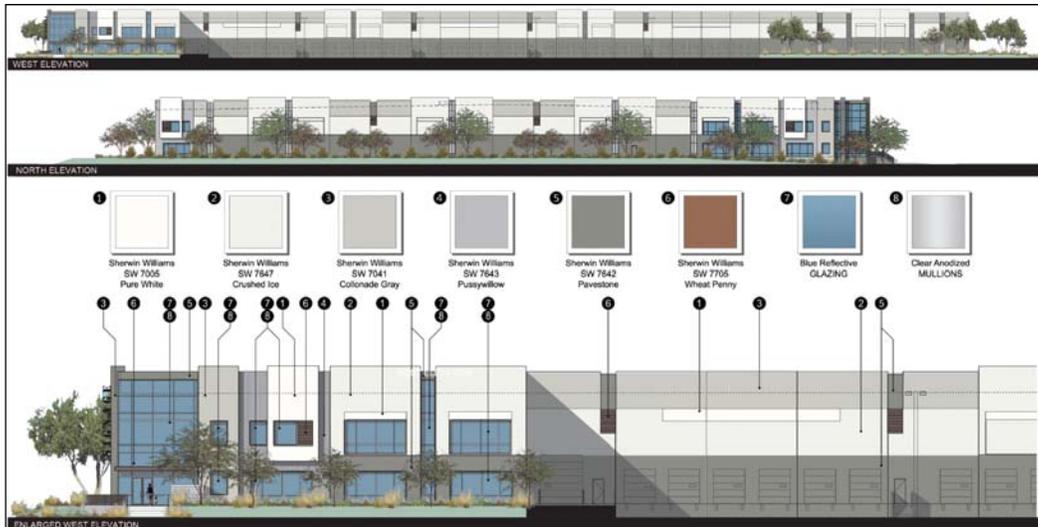


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COLORS AND MATERIALS

REFERENCE



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