



Center Street Warehouse P14-1033 and P14-1034

Community & Economic Development Department

Planning Commission
Agenda Item: 2
April 05, 2018

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LOCATION



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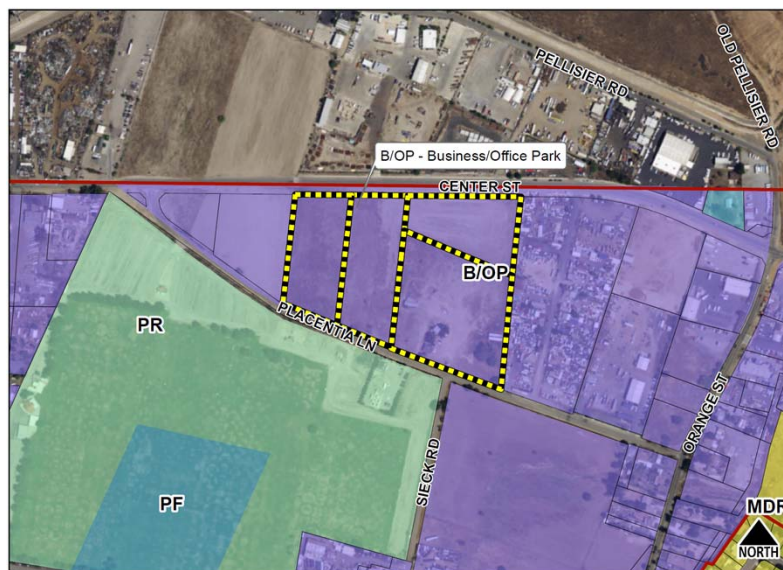
EXISTING SITE PHOTOS



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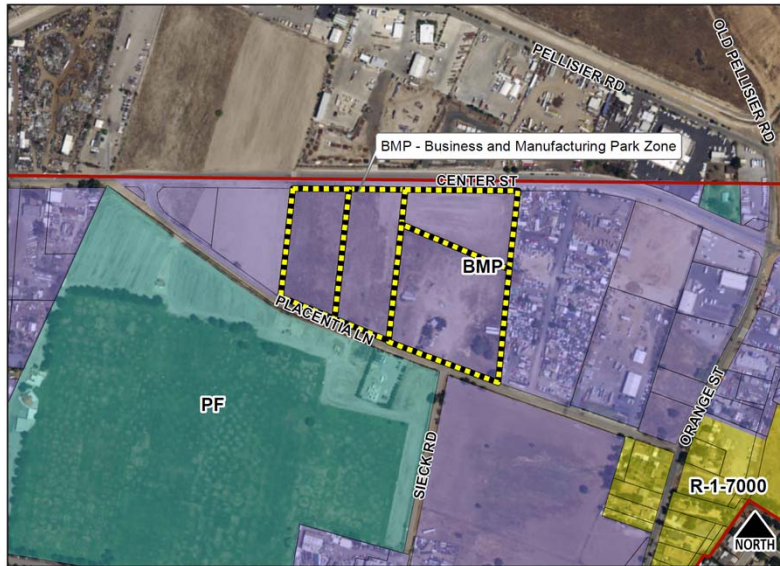
GENERAL PLAN MAP



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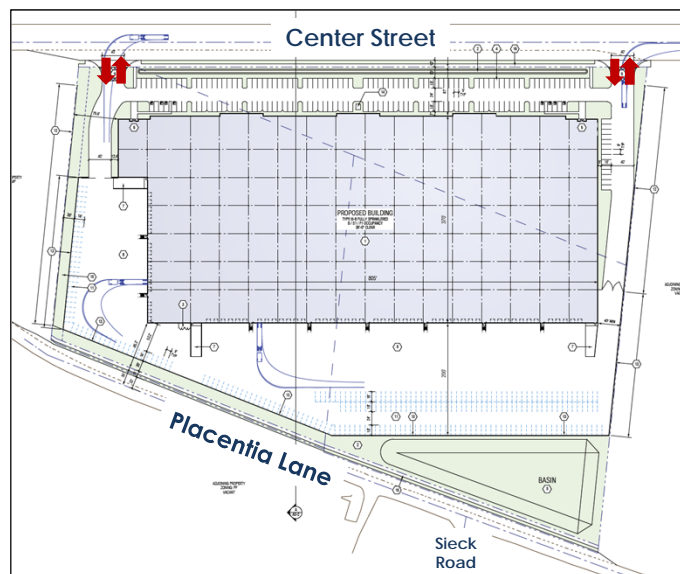
ZONING MAP



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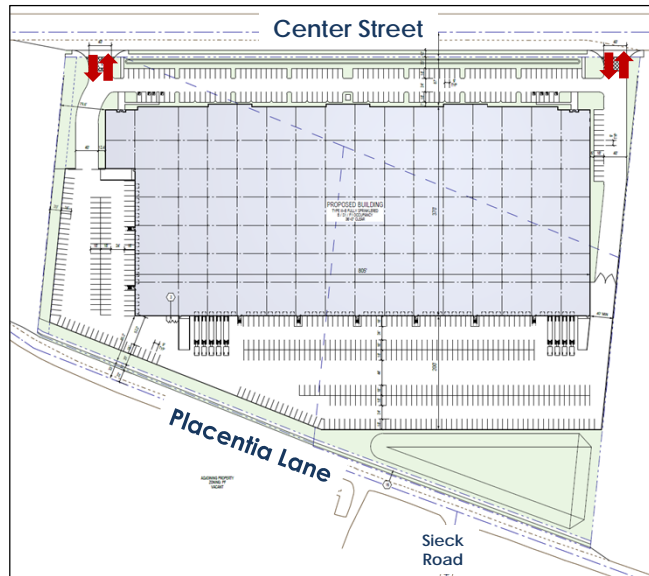
SITE PLAN



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ALTERNATE SITE PLAN



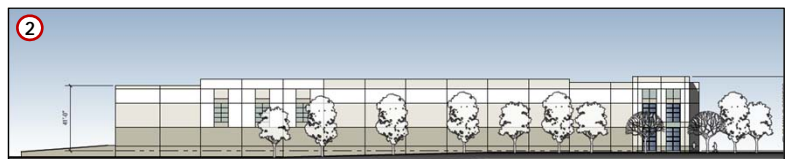
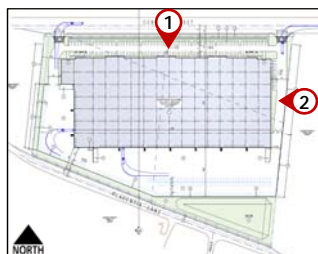
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BUILDING ELEVATIONS



North Elevation (Center Street)



East Elevation



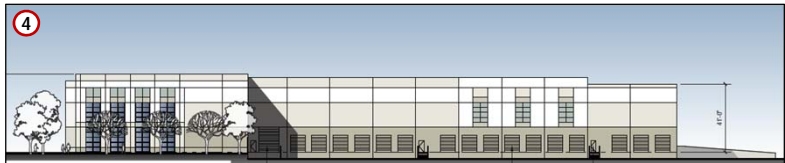
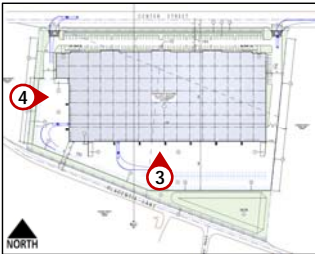
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BUILDING ELEVATIONS



South Elevation (Placentia Lane)



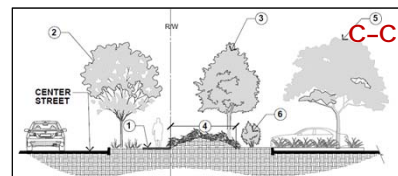
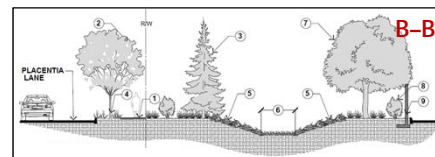
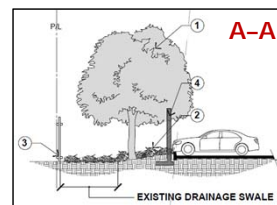
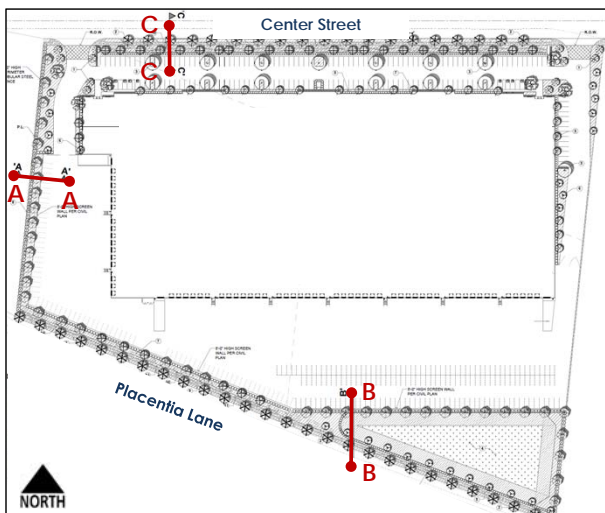
West Elevation



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

That the City Planning Commission:

- **UPHOLD** the decision of the Development Review Committee and determine that this proposed case 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 Section 21081.6; and
- **DENY THE APPEAL**, uphold the decision of the Development Review Committee and **APPROVE** 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.

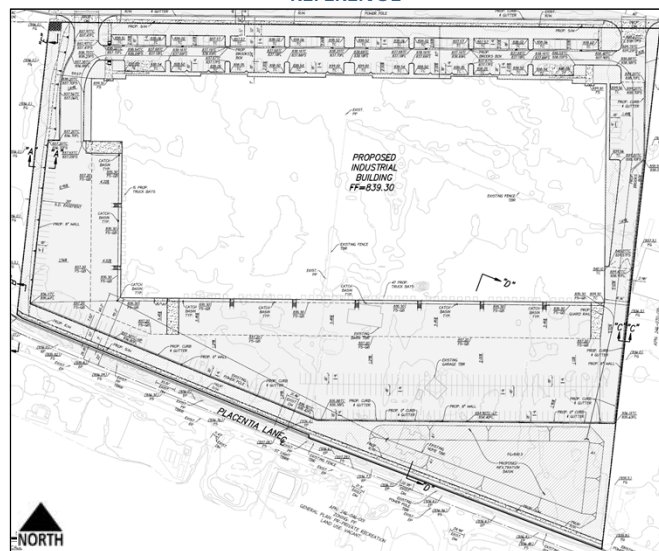


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CONCEPTUAL GRADING PLAN

REFERENCE

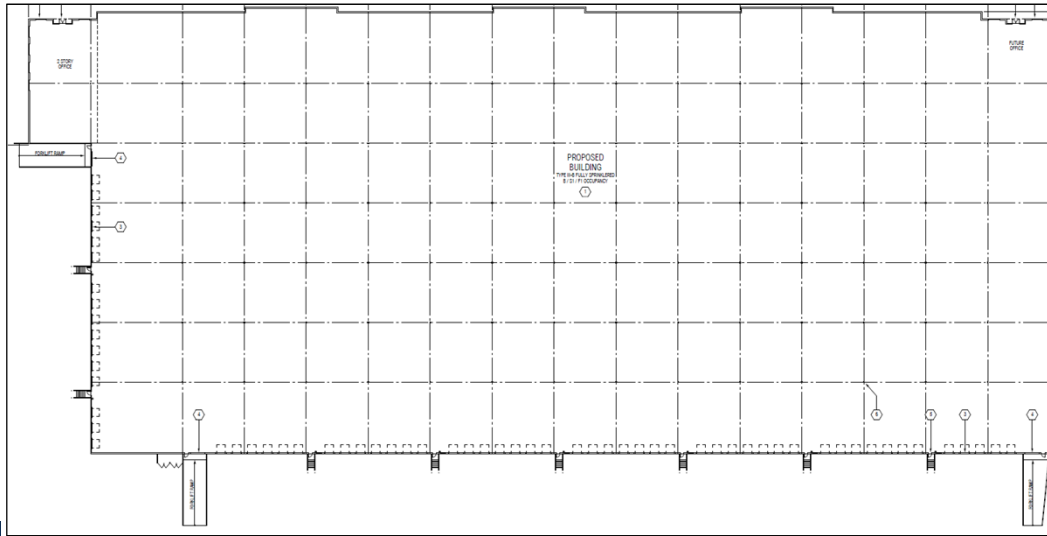


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FLOOR PLAN

REFERENCE

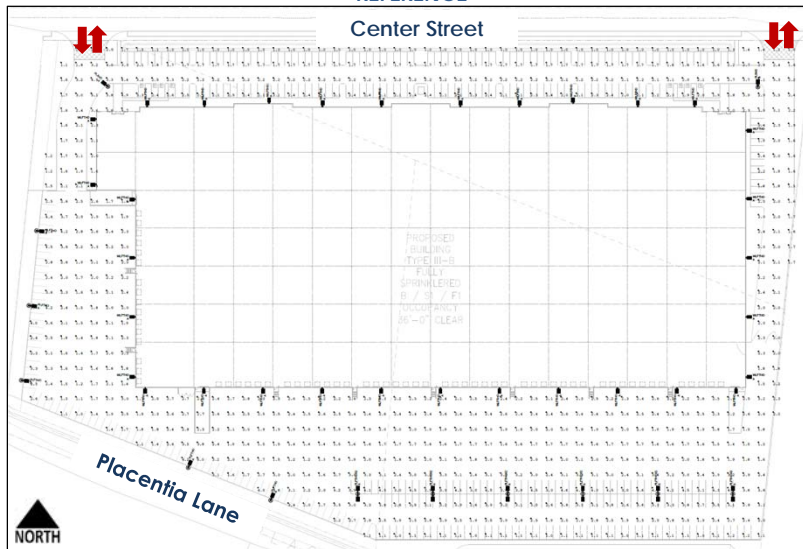


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PHOTOMETRIC SITE PLAN

REFERENCE

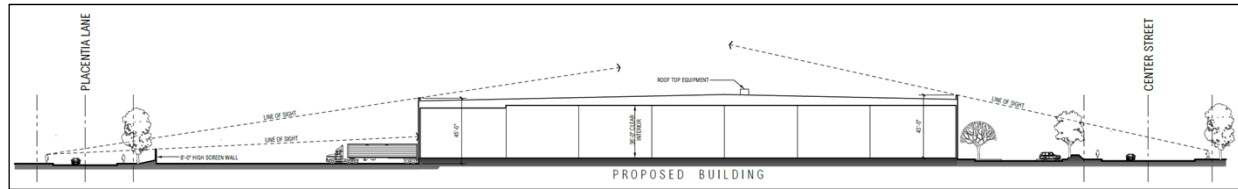


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LINE OF SITE STUDY

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%. |



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