



Planning Cases

P16-0183 (Conditional Use Permit) &
P16-0343 (Variance)

Community & Economic
Development Department

City Planning Commission

Item # 3

July 14, 2016

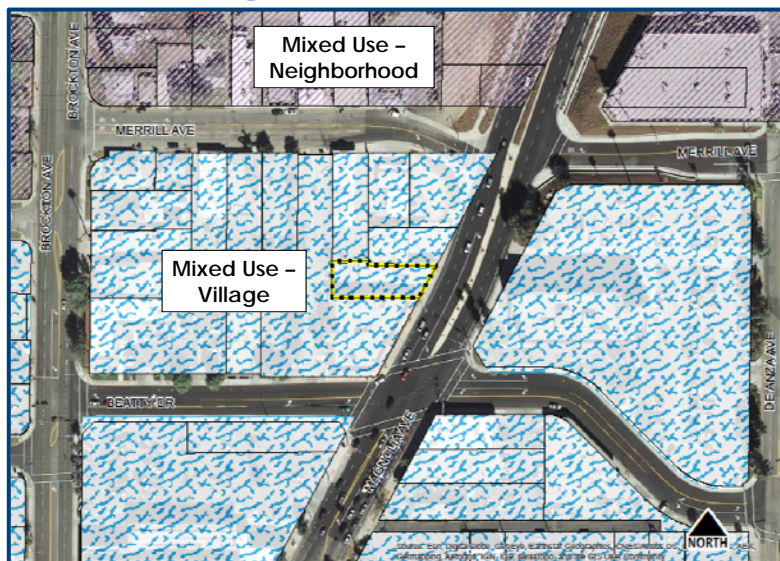
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AERIAL PHOTO



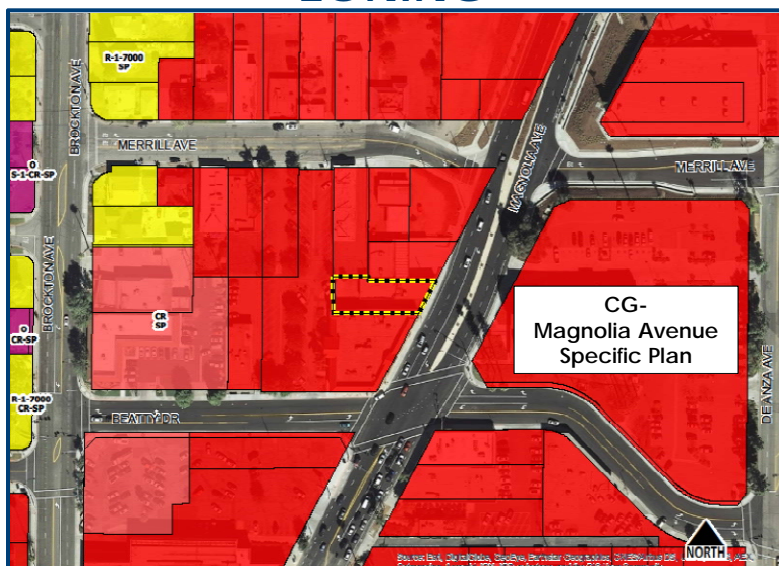
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GENERAL PLAN

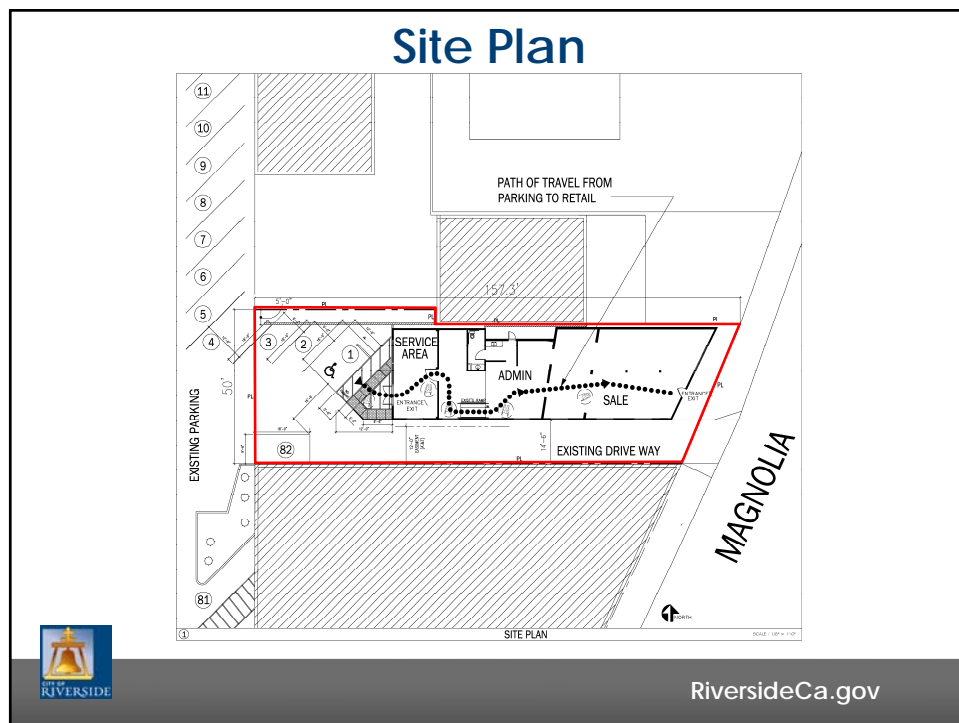
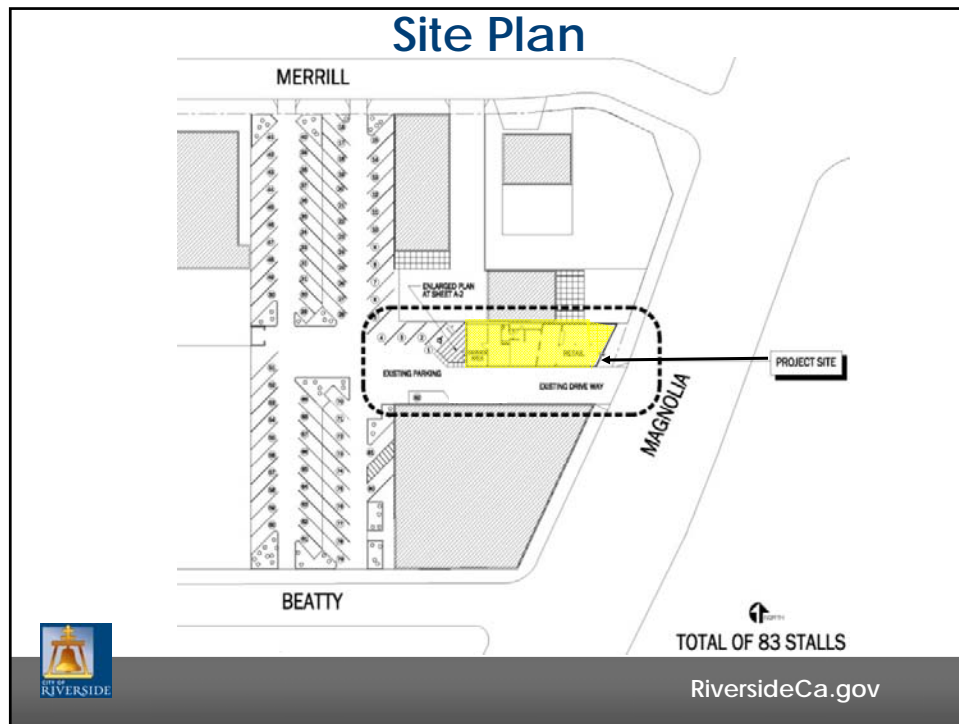


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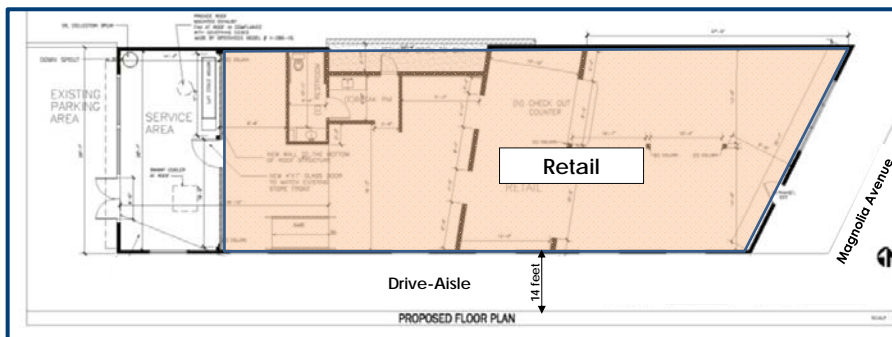
ZONING



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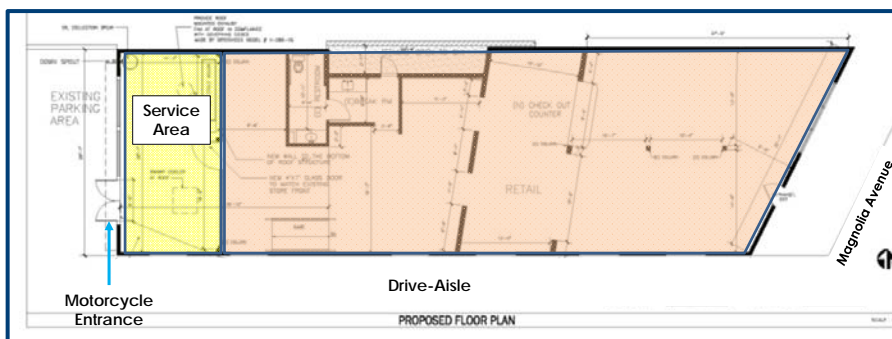


FLOOR PLAN



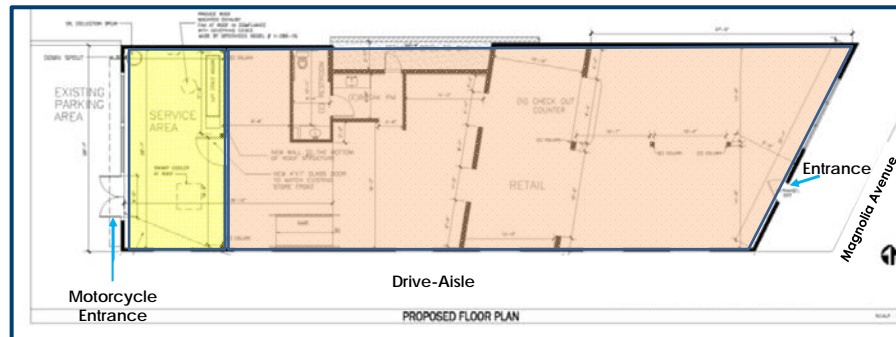
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FLOOR PLAN



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FLOOR PLAN



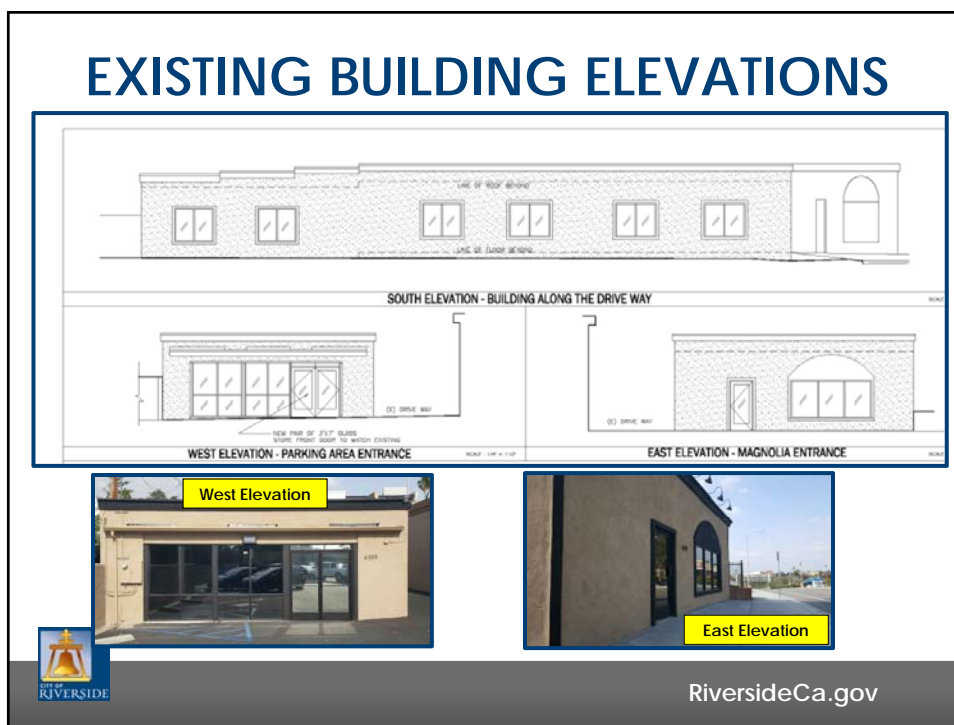
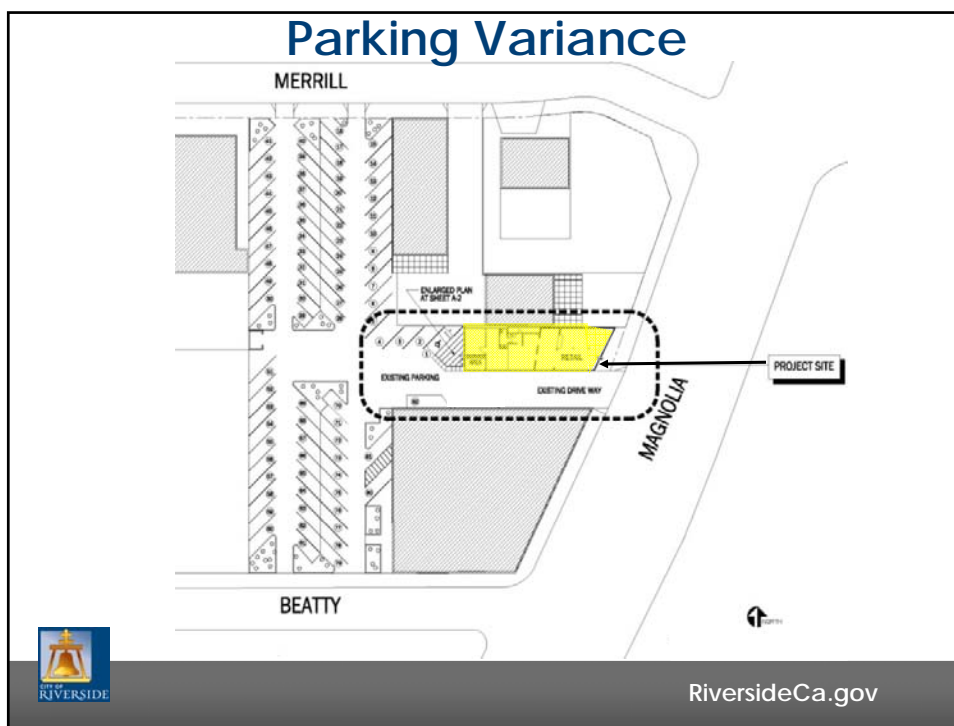
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SITE PHOTOS

Looking Southwest on Magnolia Avenue



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SITE PHOTOS



Looking Northwest on
Magnolia Avenue



Looking West on Magnolia
Avenue



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RECOMMENDATION

That the City Planning Commission:

1. **Recommend that City Council DETERMINE** that Planning Cases P16-0183(Conditional Use Permit)) and P16-0343 (Variance) are exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA); and
2. **Recommend that City Council APPROVE** Planning Cases P16-0183 (Conditional Use Permit) and P16-0343 (Variance) based on the findings outlined in the staff report and subject to the recommended conditions.



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