



Planning Cases  
P16-0184 and P16-0185

Community & Economic  
Development Department

City Planning Commission

Item # 5

October 6, 2016

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## AERIAL PHOTO/LOCATION



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## GENERAL PLAN



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## ZONING



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## SITE PHOTOS



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## SITE PLAN



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## BUILDING ELEVATIONS



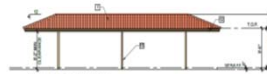
East Elevation (Madison Street)



East/West Elevations (Carports)



West Elevation (Rear Elevation)



North/South Elevations (Carports)



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## BUILDING ELEVATIONS



North Elevation



South Elevation



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## CONCEPTUAL LANDSCAPE PLAN



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## RECOMMENDATION

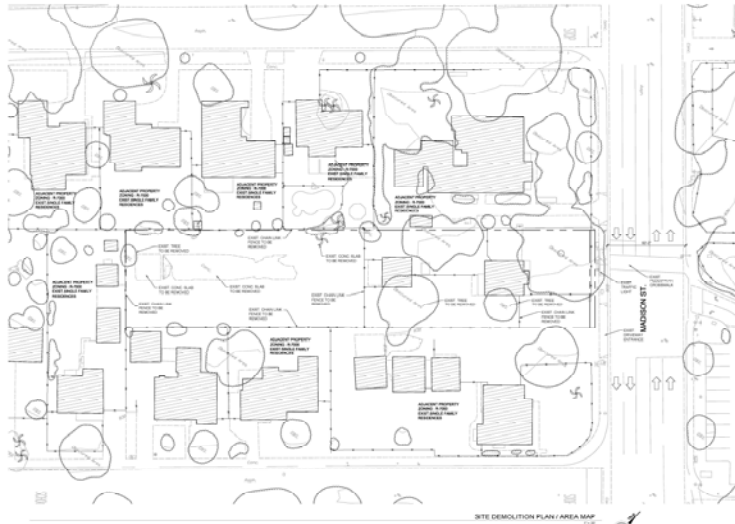
That the City Planning Commission:

- **DETERMINE** that Planning Cases P16-0184 and P16-0185 will not have a significant effect on the environment and are categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 (In-Fill Development Projects) of the CEQA Guidelines; and
- **APPROVE** Planning Cases P16-0184 and P16-0185 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



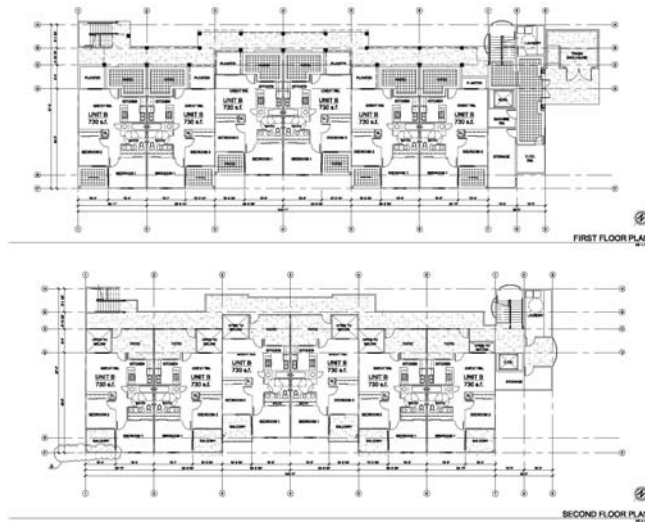
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## SITE DEMOLITION PLAN



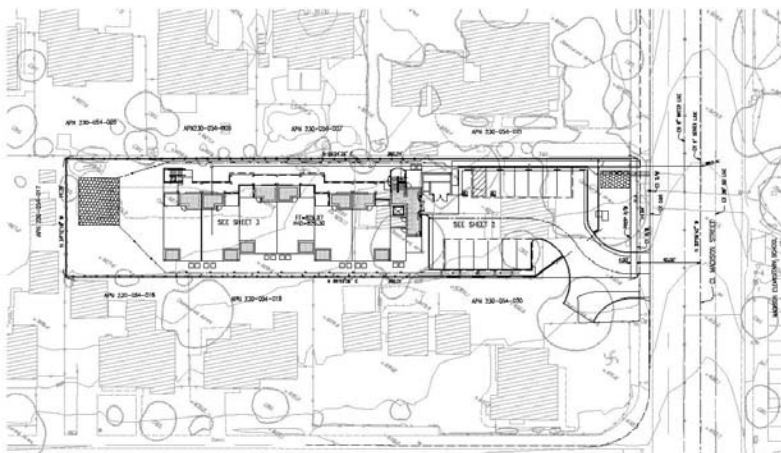
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## FLOOR PLAN



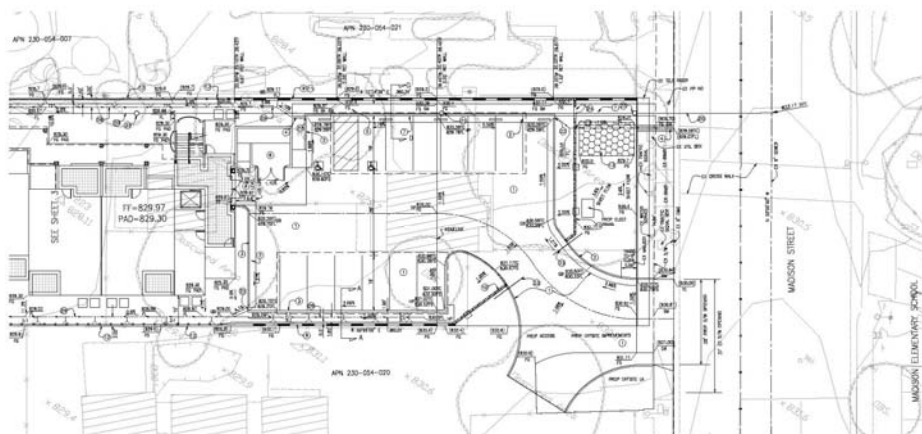
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# CONCEPTUAL GRADING PLAN



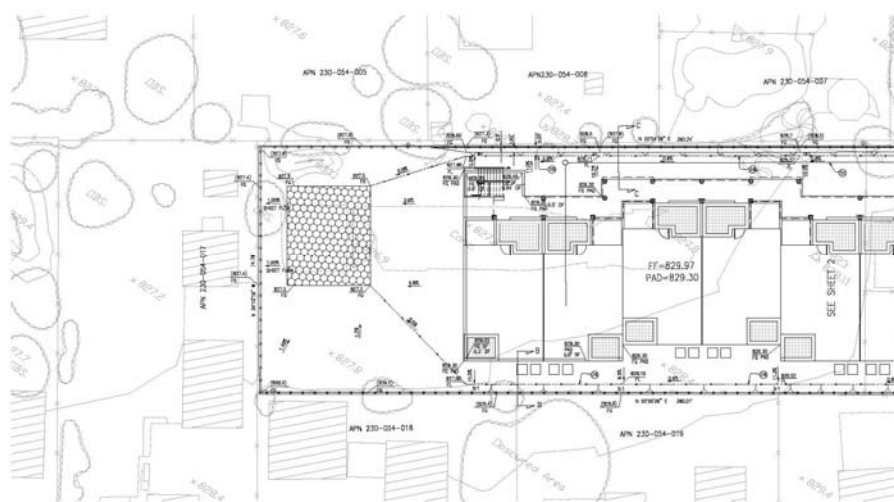
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