



Madison Plaza

P15-0847 (CUP), P15-0848 (CUP), and
P15-0850 (DR)

Community & Economic
Development Department

City Planning Commission

Item#2

January 12, 2016

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AERIAL PHOTO



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GENERAL PLAN



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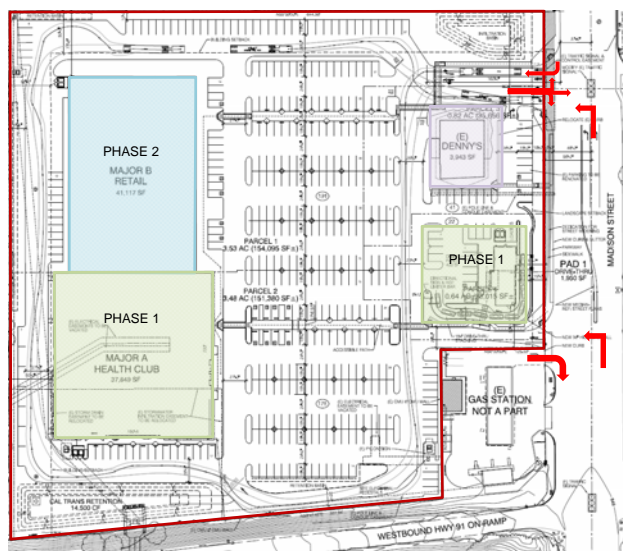
ZONING



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SITE PLAN



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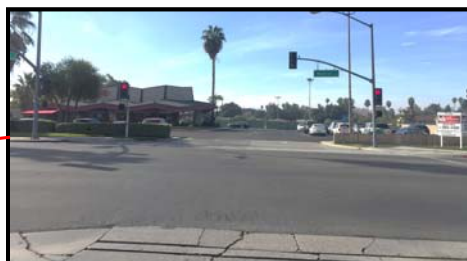
SITE PHOTOS



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SITE PHOTOS



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HEALTH AND FITNESS CLUB ELEVATIONS



EAST ELEVATION FACING MADISON STREET



SOUTH ELEVATION FACING STATE ROUTE 91



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HEALTH AND FITNESS CLUB ELEVATIONS



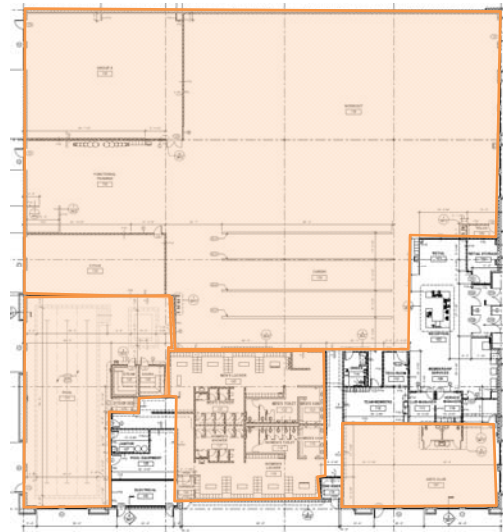
WEST ELEVATION FACING SINGLE-FAMILY RESIDENCES



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HEALTH AND FITNESS CLUB FLOOR PLAN



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DRIVE-THRU ELEVATIONS

NORTH ELEVATION



EAST (MADISON STREET) ELEVATION



SOUTH ELEVATION



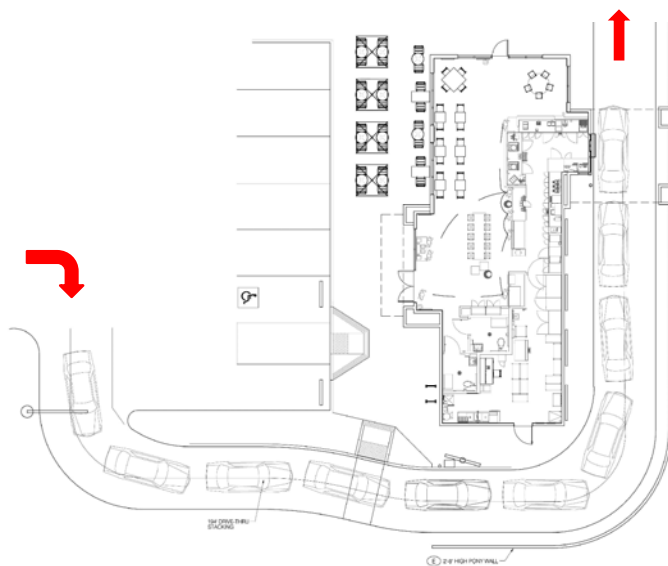
WEST ELEVATION



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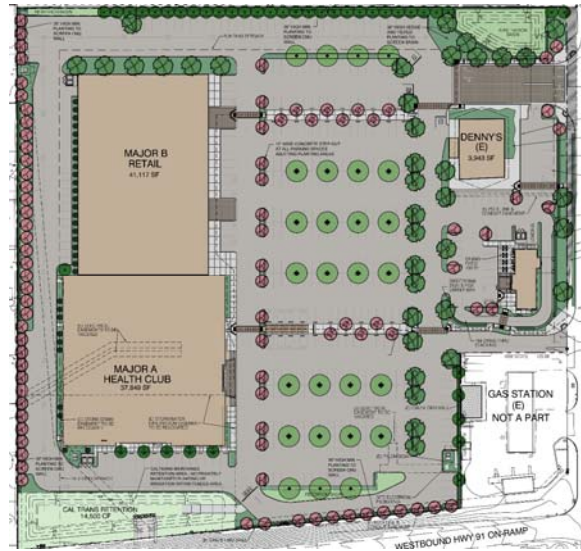
DRIVE-THRU FLOOR PLAN



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CONCEPTUAL LANDSCAPING



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RECOMMENDATION

That the City Planning Commission:

1. **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. **RECOMMEND APPROVAL** of Planning Cases: P15-0847 (Conditional Use Permit), P15-0848 (Conditional Use Permit), and P15-0850 (Design Review) 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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ADDITIONAL SITE PHOTOS



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ADDITIONAL SITE PHOTOS



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