



## Planning Cases

### Van Buren Medical Office Building

P16-0671, P16-0672, P16-0673 and  
P17-0430

Community & Economic  
Development Department

Planning Commission  
Agenda Item: 2  
June 29, 2017

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## LOCATION



2

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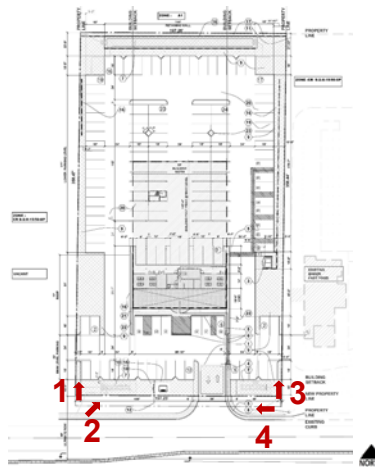
## SPECIFIC PLAN / ZONING MAP



3

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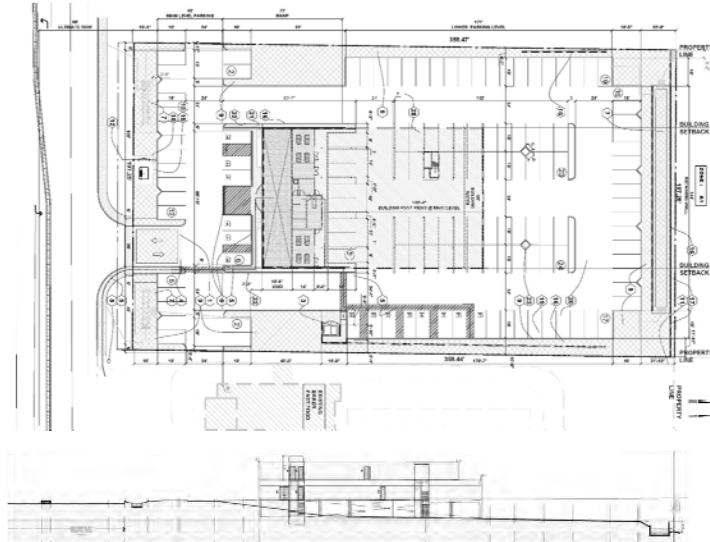
## SITE PHOTOS



4

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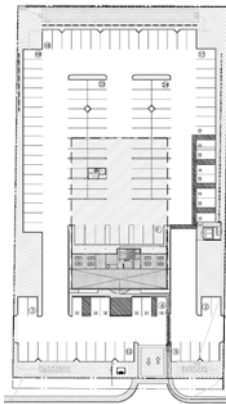
## SITE PLAN



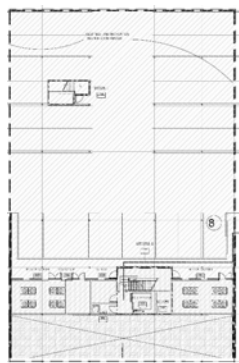
5

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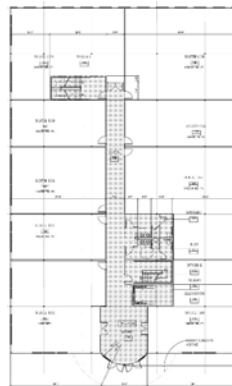
## TENTATIVE PARCEL MAP



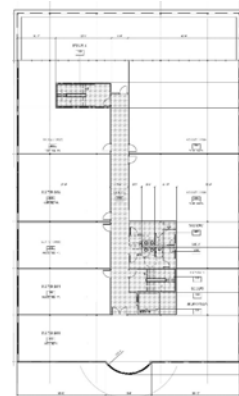
Common Area



Lower Level



Main Level



Upper Level



6



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## RENDERINGS



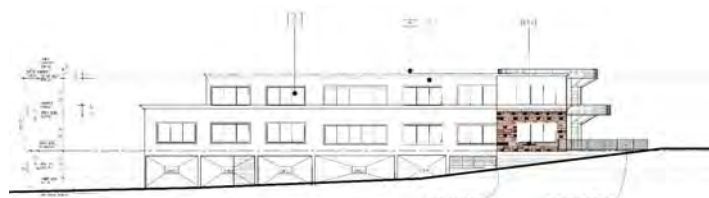
7

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## BUILDING ELEVATIONS



South Elevation (Van Buren Boulevard)



West Elevation

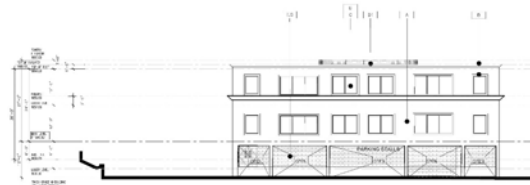


8

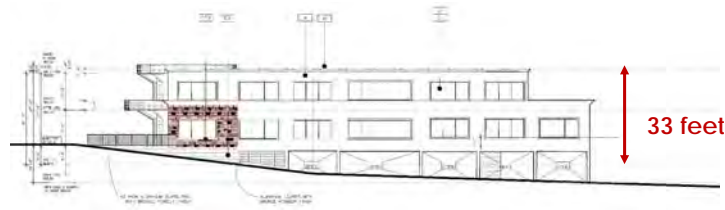
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## BUILDING ELEVATIONS



North Elevation



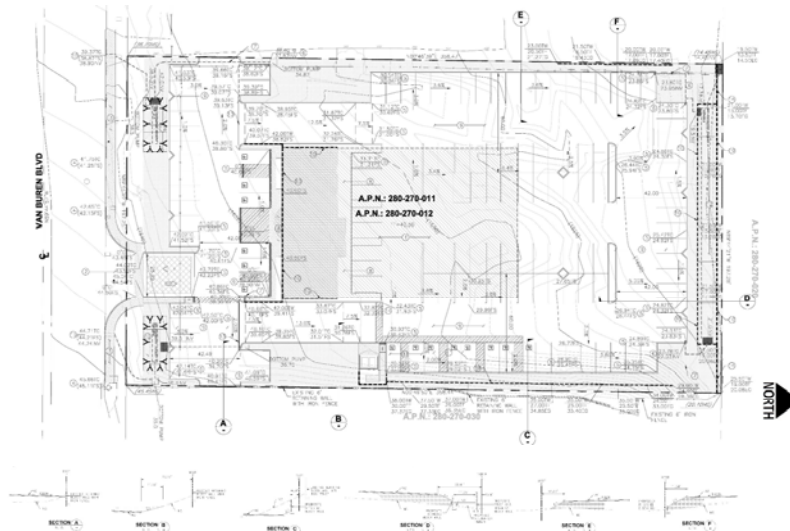
East Elevation



9

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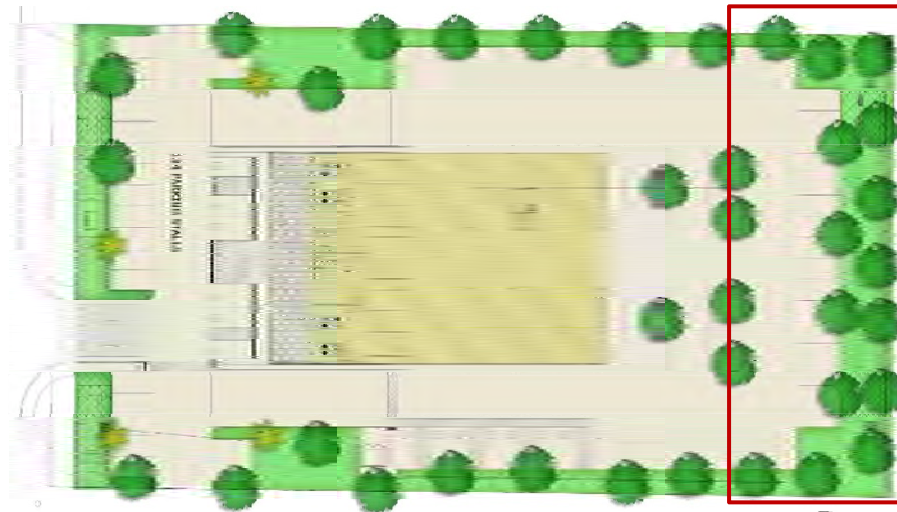
## GRADING PLAN



10

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## CONCEPTUAL LANDSCAPE PLAN



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## RECOMENDATIONS

That the Planning Commission:

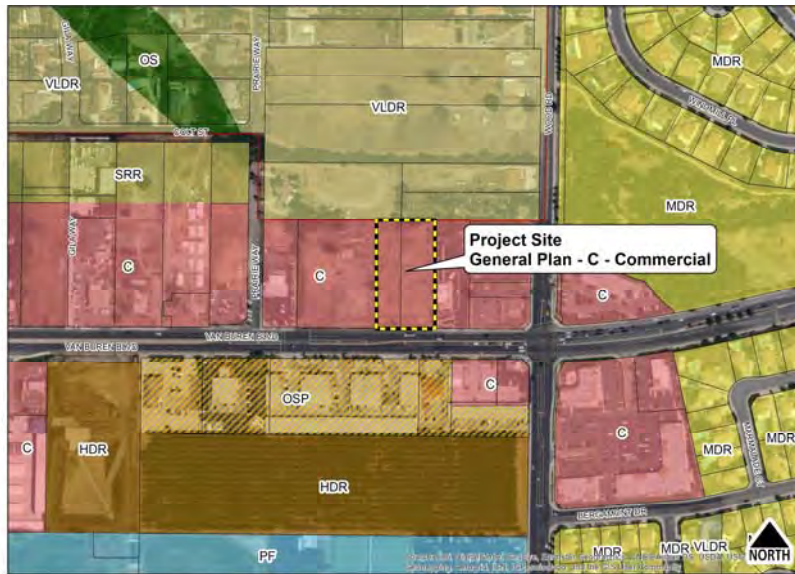
- **DETERMINE** that the project is exempt from California Environmental Quality Act review subject to Section 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and
- **APPROVE** Planning Cases P16-0731 (Parcel Map), P16-0732 (Design Review), P16-0673 (Variance), and P17-0430 (Grading Exception) based on the staff report and subject to the recommended conditions.



12

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## GENERAL PLAN MAP

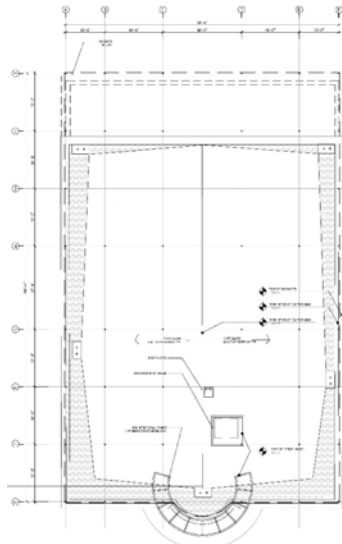


13

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## ROOF PLAN

FOR REFERENCE

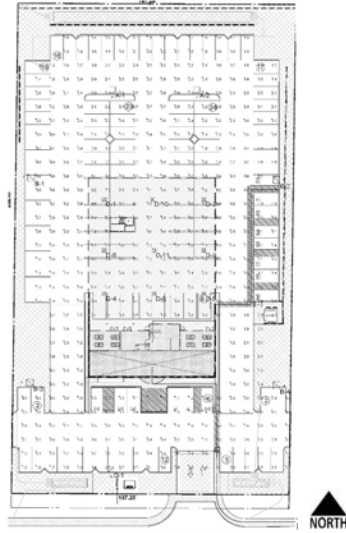


14

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# PHOTOMETRIC PLAN

FOR REFERENCE

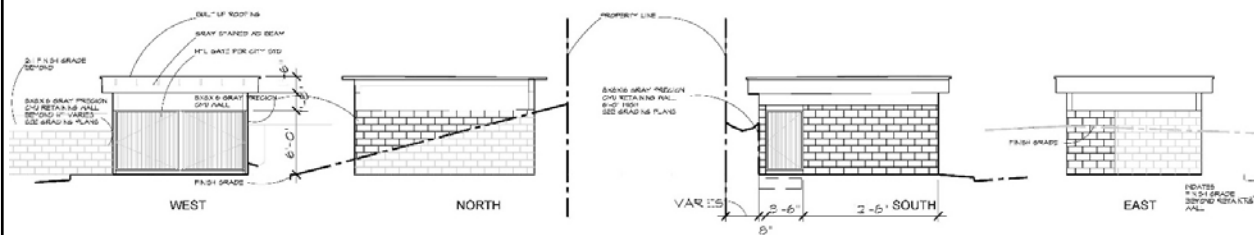


15

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# TRASH ENCLOSURE ELEVATIONS

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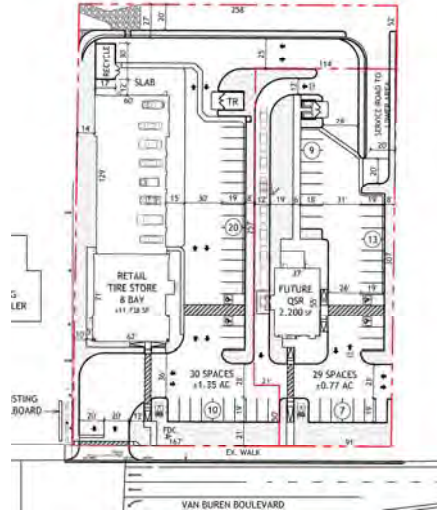
16

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# ADJACENT DEVELOPMENT

FOR REFERENCE



17

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