



Planning Cases

Park Sierra Development

P16-0612, P16-0613, and P16-0614

**Community & Economic
Development Department**

Planning Commission
Agenda Item: 3
July 27, 2017

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RENDERING

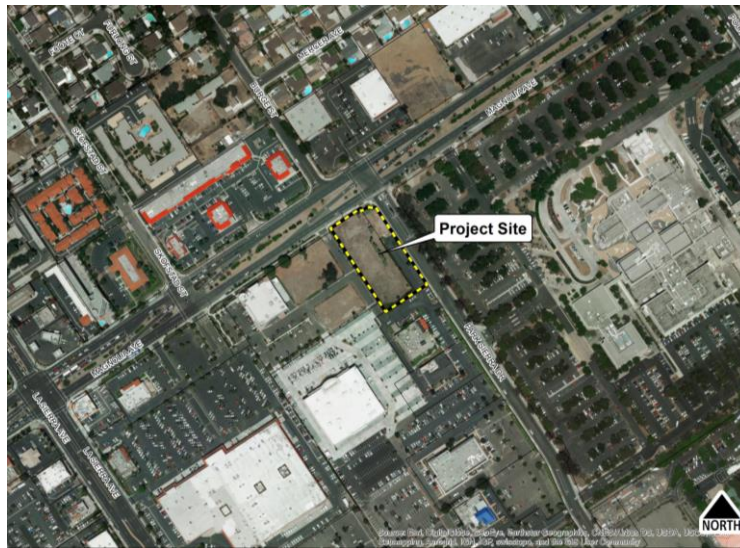


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AERIAL PHOTO / LOCATION



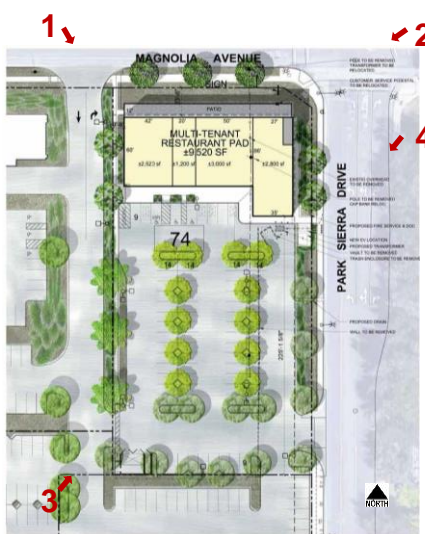
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SITE PHOTOS

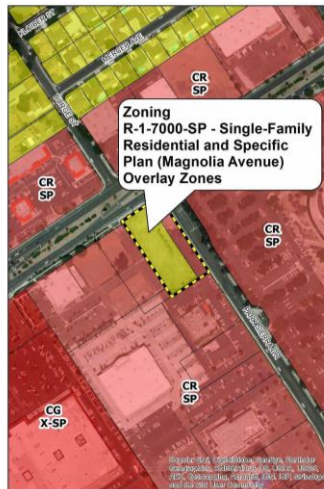


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EXISTING AND PROPOSED SPECIFIC PLAN / ZONING MAPS



Existing



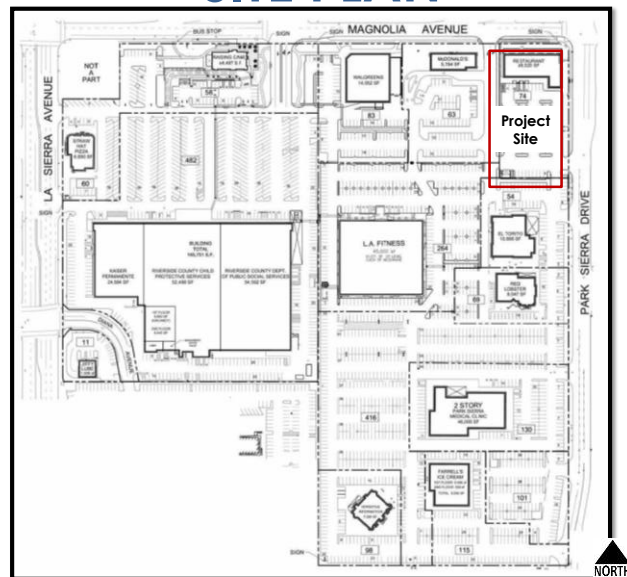
Proposed

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SITE PLAN



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PROJECT SPECIFIC SITE PLAN

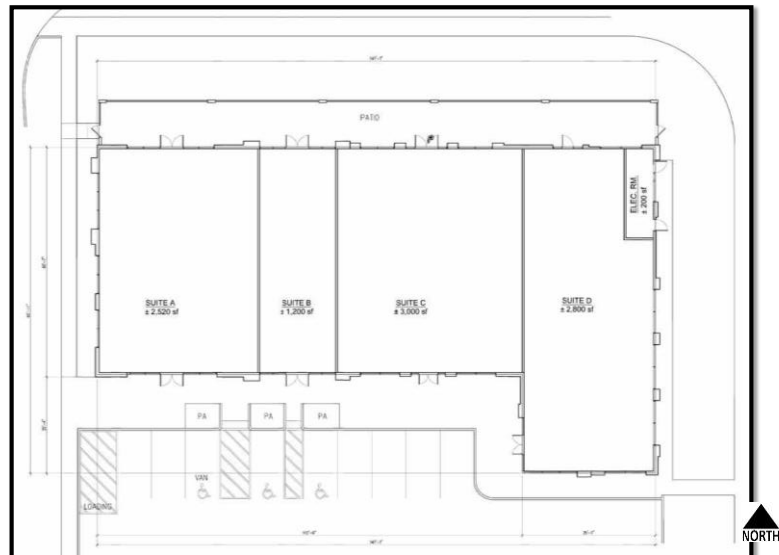


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FLOOR PLAN

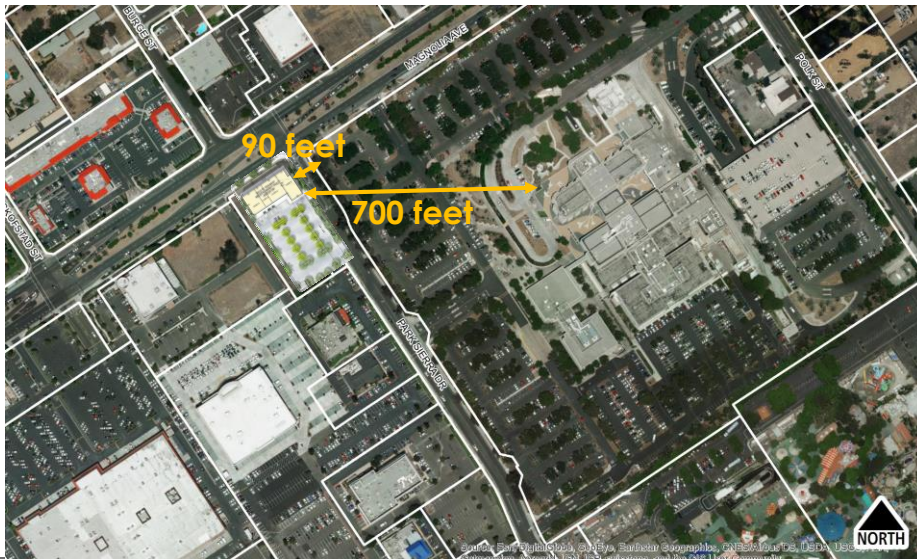


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VARIANCE



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BUILDING ELEVATIONS



North Elevation (Magnolia Avenue)



East Elevation (Park Sierra Drive)

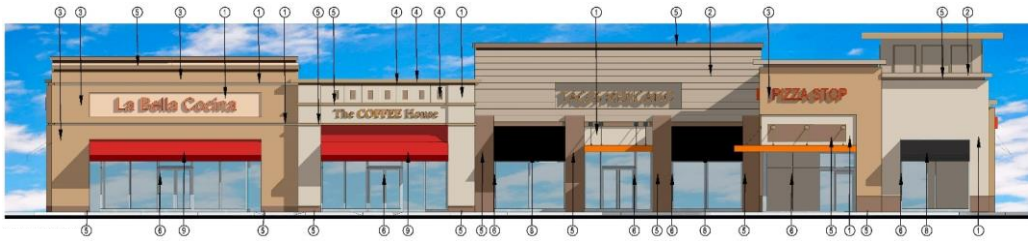
- 1 CEMENT PLASTER
PAINT: SW 2829
CLASSIC WHITE
- 2 CEMENT PLASTER
PAINT: SW 2822
DOWNING SAND
- 3 CEMENT PLASTER
PAINT: SW 2853
NEW COLONIAL YELLOW
- 4 CEMENT PLASTER
PAINT: SW 2813
DOWNING STRAW
- 5 CEMENT PLASTER
PAINT: SW 2823
ROCKWOOD CLAY
- 6 ARCADIA STOREFRONT
DARK MEDIUM BRONZE
- 7 FABRIC CANOPY
SUNBRELLA - SAXON CHILI
- 8 FABRIC CANOPY
SUNBRELLA - BLACK
- 9 FABRIC CANOPY
SUNBRELLA - RED

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BUILDING ELEVATIONS



South Elevation



West Elevation

- 1 CEMENT PLASTER
PAINT: SW 2829
CLASSIC WHITE
- 2 CEMENT PLASTER
PAINT: SW 2822
DOWNING SAND
- 3 CEMENT PLASTER
PAINT: SW 2853
NEW COLONIAL YELLOW
- 4 CEMENT PLASTER
PAINT: SW 2813
DOWNING STRAW
- 5 CEMENT PLASTER
PAINT: SW 2823
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- 8 FABRIC CANOPY
SUNBRELLA - BLACK
- 9 FABRIC CANOPY
SUNBRELLA - RED

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CONCEPTUAL LANDSCAPE PLAN



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RECOMENDATIONS

That the Planning Commission:

- **RECOMMEND** that City Council: **DETERMINE** that the proposed case will not have a significant effect on the environment based on the findings set forth in the case record; **ADOPT** a Mitigated Negative Declaration; and **ADOPT** an associated Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
- **RECOMMEND APPROVAL** of Planning Cases P16-0612 (Variance), P16-0613 (Design Review), and P16-0614 (Rezone) based on the staff report and subject to the recommended conditions.



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RENDERING



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PROJECT SPECIFIC SITE PLAN

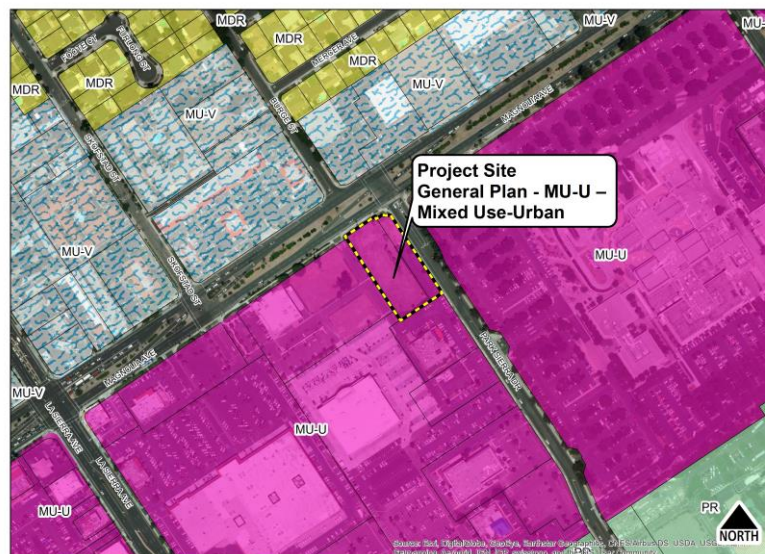


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GENERAL PLAN MAP



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TRASH ENCLOSURE ELEVATIONS

FOR REFERENCE



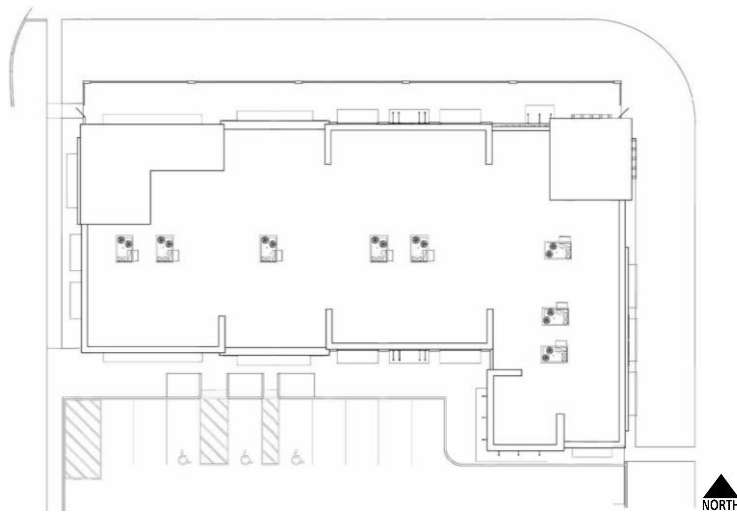
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ROOF PLAN

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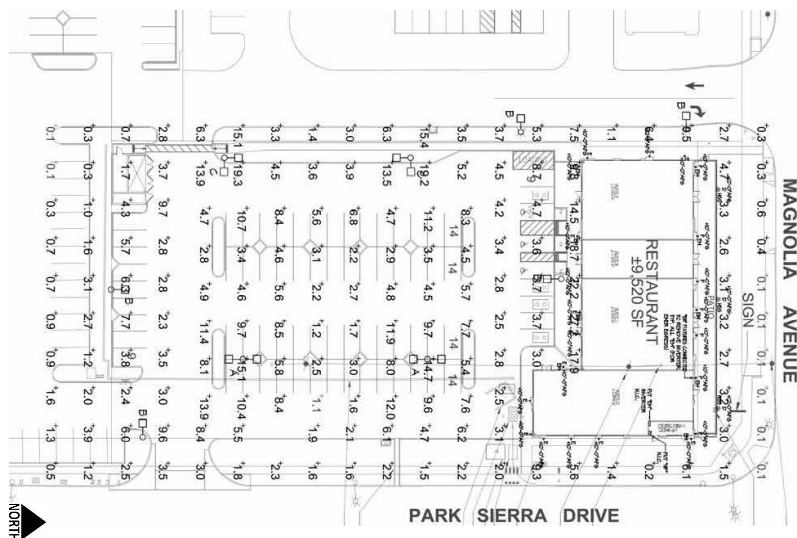
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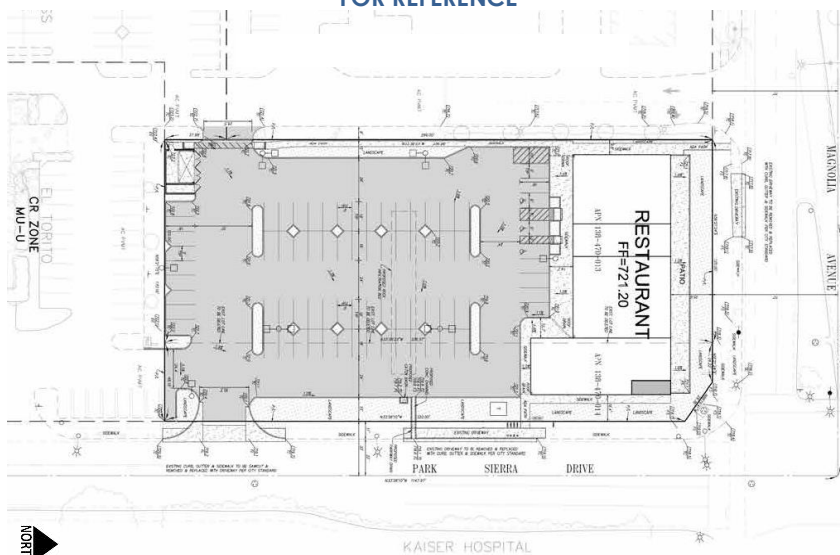
PHOTOMETRIC PLAN

FOR REFERENCE



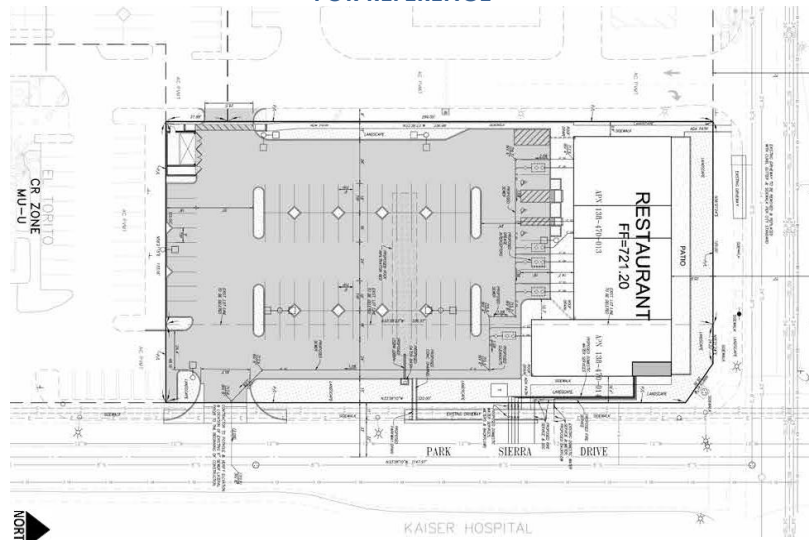
CONCEPTUAL GRADING PLAN

FOR REFERENCE



CONCEPTUAL UTILITY PLAN

FOR REFERENCE



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