

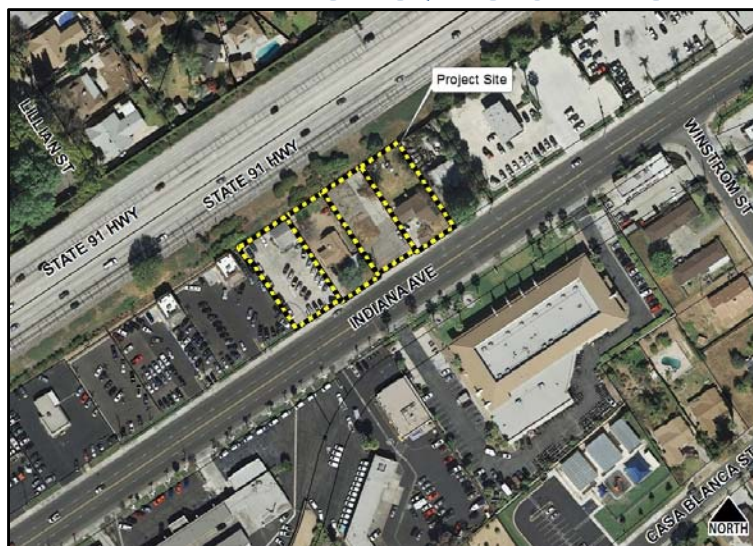
Planning Case
Enterprise Car Sales
P16-0617 (RZ), P16-0618 (DR) and
P17-0609 (VR)

**Community & Economic
Development Department**

Planning Commission
Agenda Item: 5
September 21, 2017

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AERIAL PHOTO/LOCATION



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SITE PHOTOS

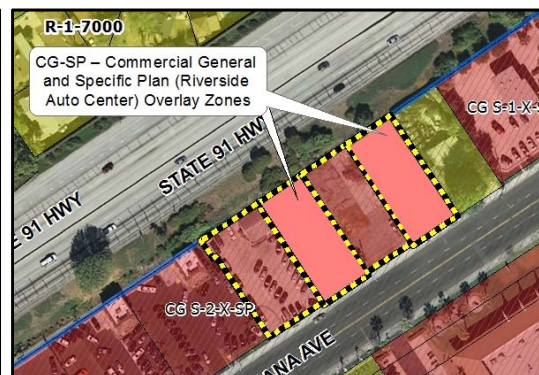


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EXISTING/PROPOSED SPECIFIC PLAN AND ZONING MAPS



Existing

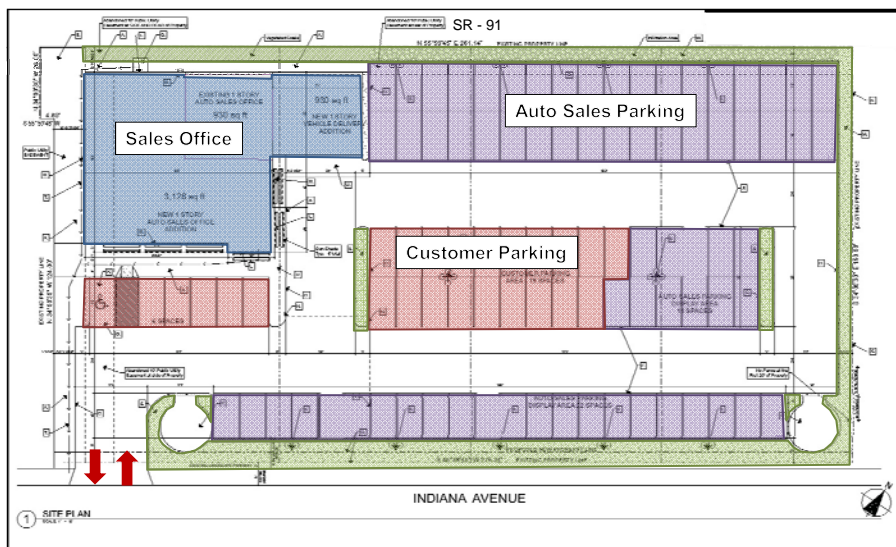


Proposed



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SITE PLAN



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BUILDING ELEVATIONS



4 REAR VIEW North Elevation



3 LEFT VIEW West Elevation



2 RIGHT VIEW East Elevation

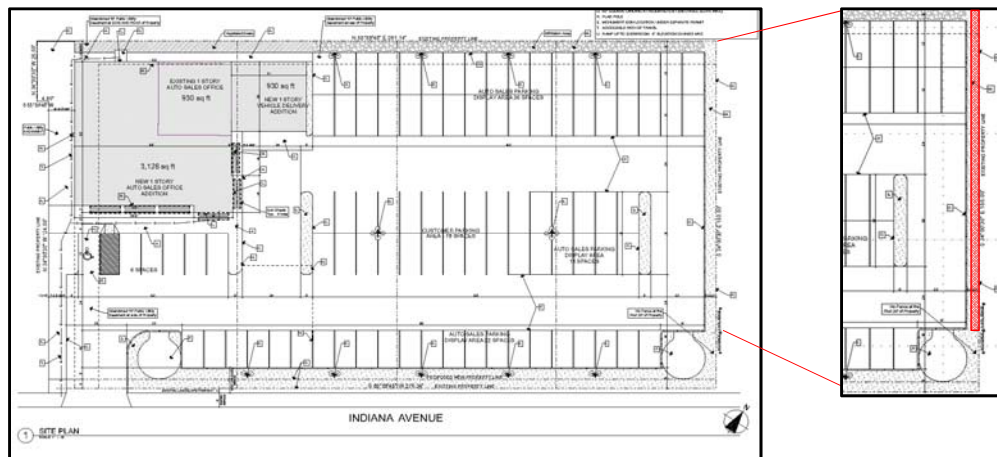


1 FRONT VIEW South Elevation

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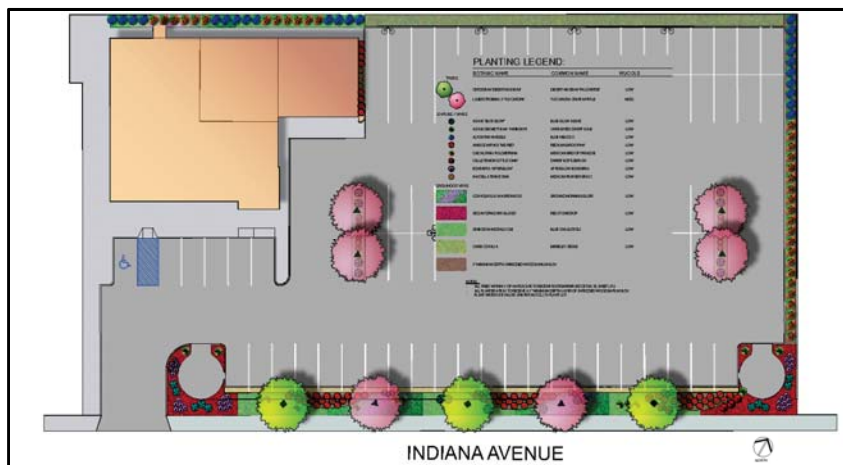
VARIANCE



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

That the Planning Commission:

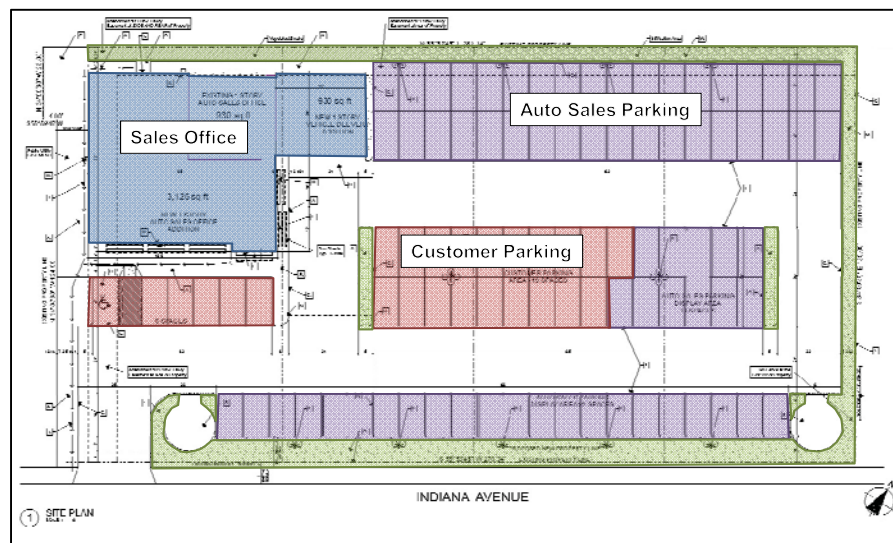
- **RECOMMEND that the City Council DETERMINE** that the project is exempt from California Environmental Quality Act review subject to Section 15301 (Existing Facilities) and Section 15332 (Infill Development Projects), as this project will not have a significant effect on the environment; and
- **RECOMMEND APPROVAL** of Planning Cases P16-0617 (Rezone), P16-0618 (Design Review), and P17-0609 (Variance) 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 PLAN



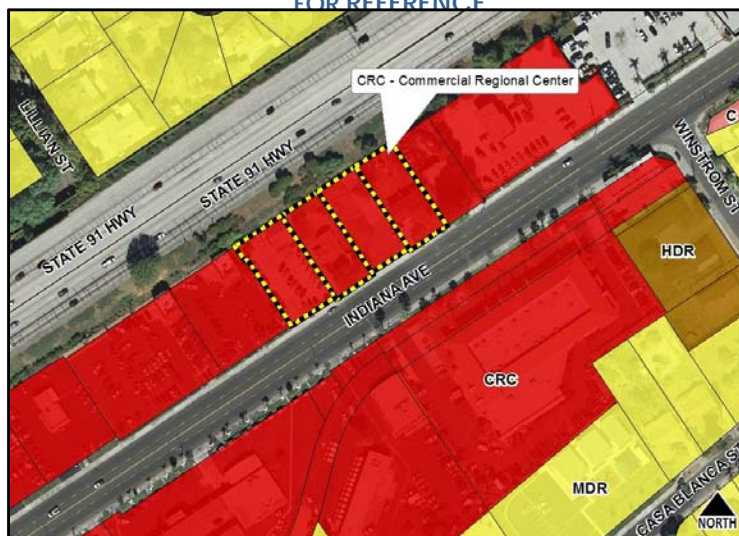
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GENERAL PLAN MAP

FOR REFERENCE

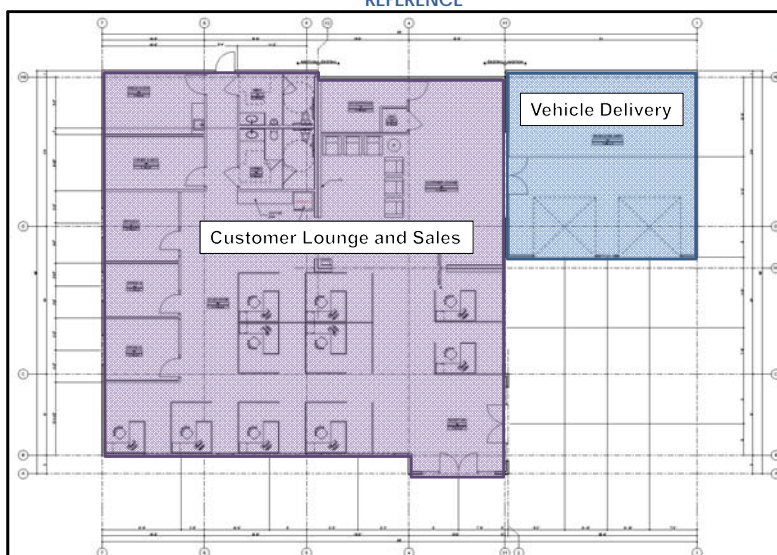


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FLOOR PLAN

REFERENCE

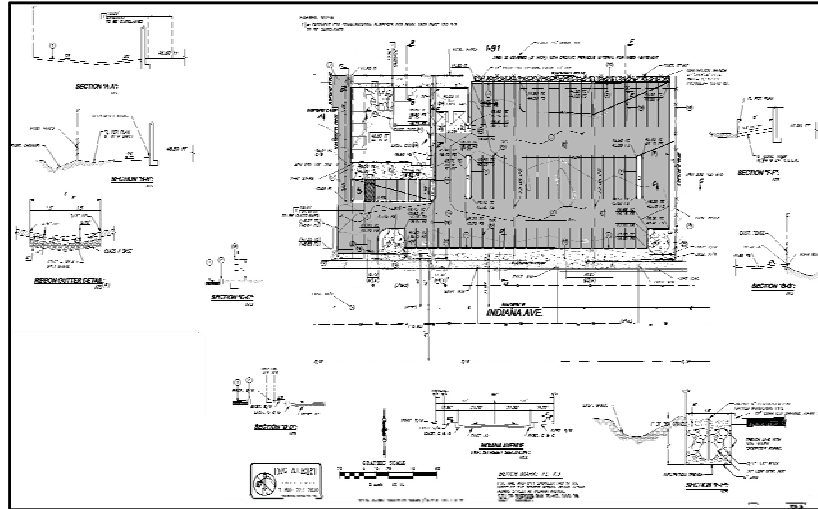


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PRECISE GRADING PLANS

REFERENCE



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