



Planning Cases Rev Wheel Industrial Park P16-0556 (SPA), P15-1035 (PM), P16-0557 (DR), and P17-0227 (GE)

Community & Economic
Development Department

Planning Commission
Agenda Item: 6
September 21, 2017

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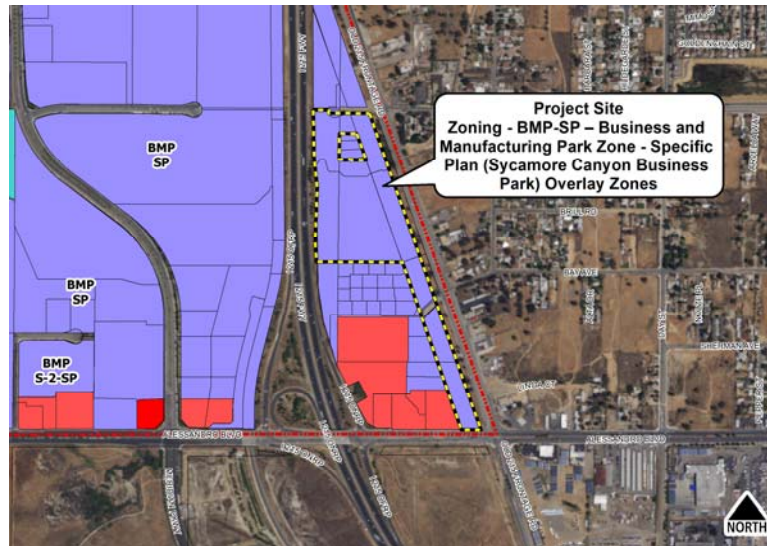
LOCATION



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SPECIFIC PLAN / ZONING MAP



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SITE PHOTOS

1



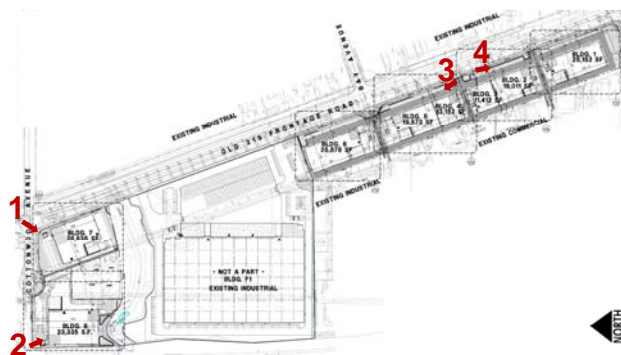
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SPECIFIC PLAN AMENDMENT

Existing Land Use



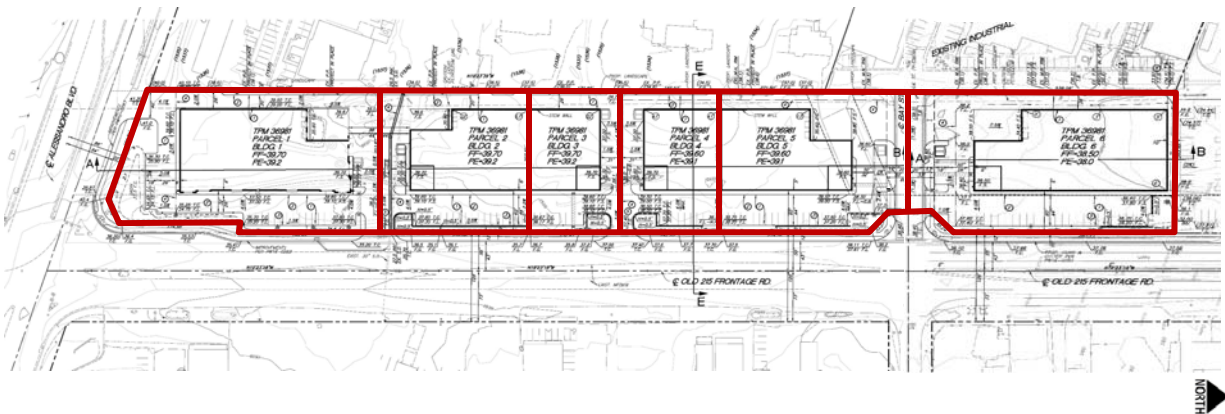
Proposed Land Use



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TENTATIVE PARCEL MAP



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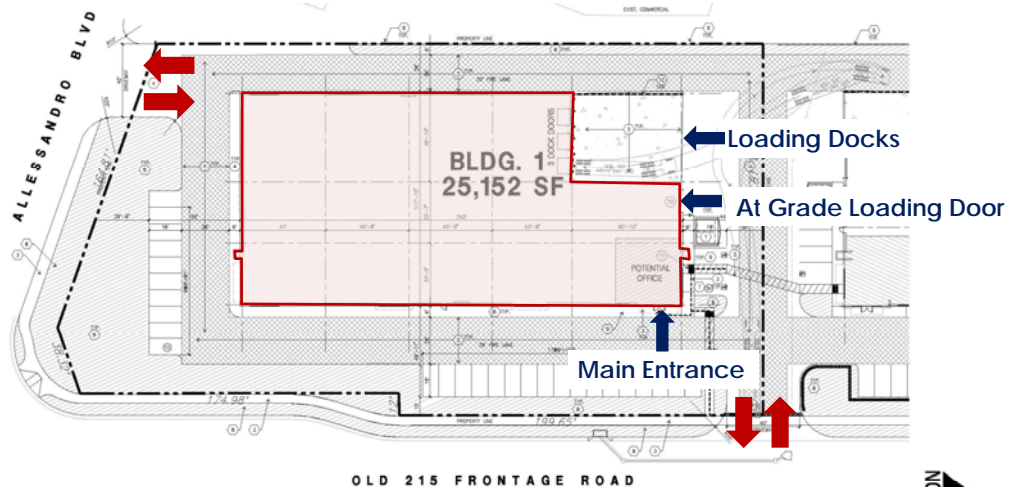
SITE PLAN



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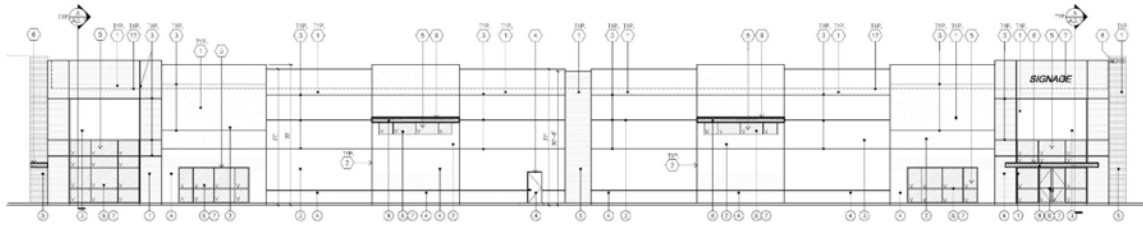
BUILDING 1 - SITE PLAN



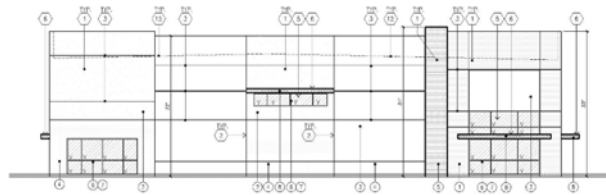
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BUILDING 1 - BUILDING ELEVATIONS



East Elevation (Old 215 Frontage Road)



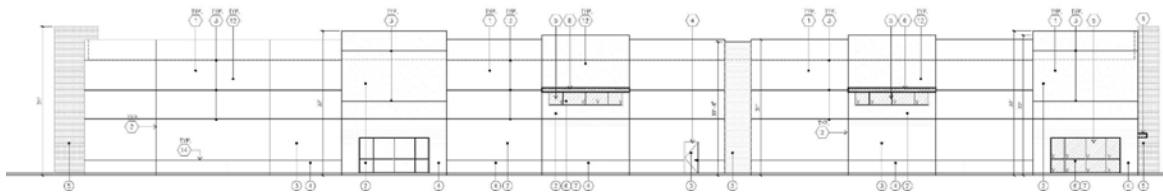
South Elevation (Alessandro Boulevard)



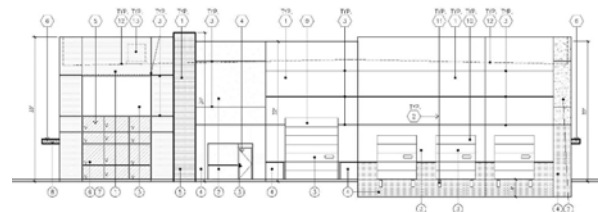
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BUILDING 1 - BUILDING ELEVATIONS



West Elevation



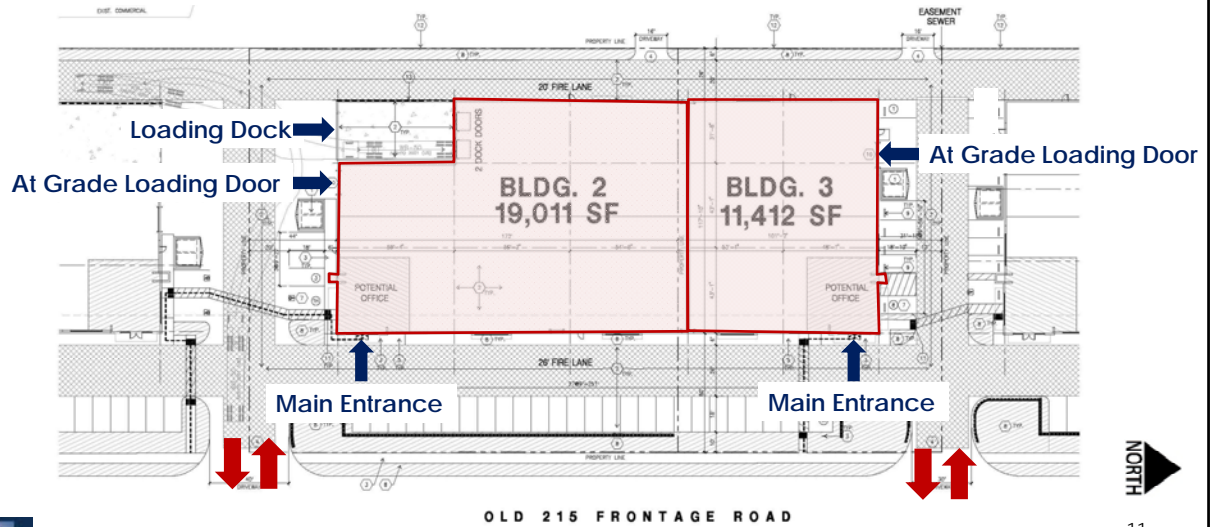
North Elevation



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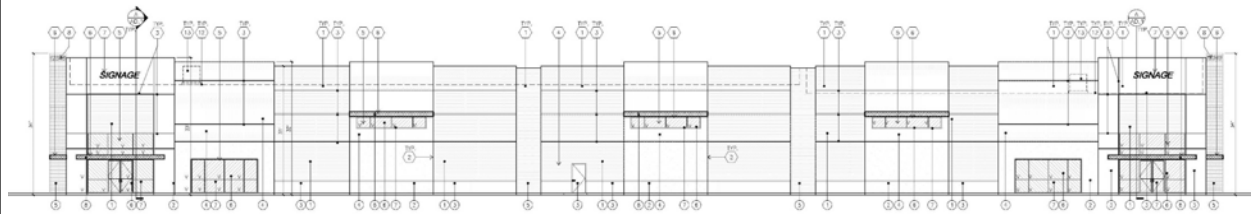
BUILDINGS 2 AND 3 - SITE PLAN



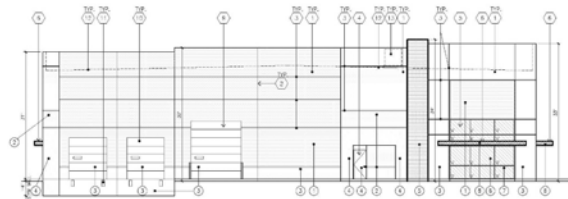
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BUILDINGS 2 AND 3 - BUILDING ELEVATIONS



East Elevation (Old 215 Frontage Road)



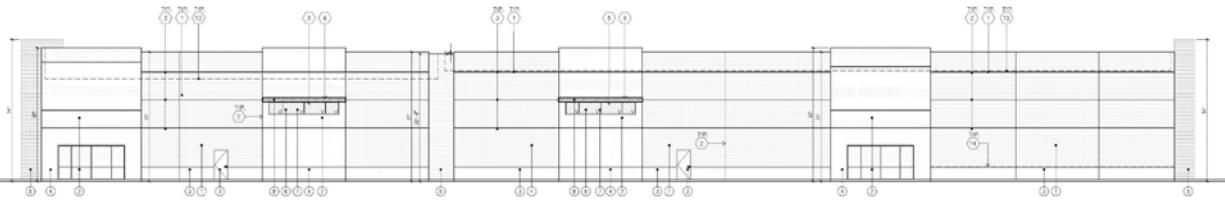
South Elevation



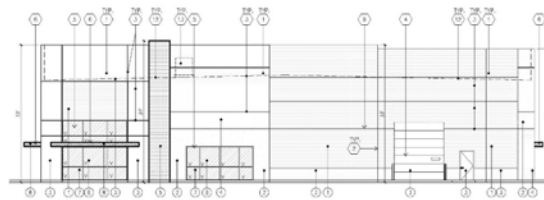
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BUILDINGS 2 AND 3 - BUILDING ELEVATIONS



West Elevation



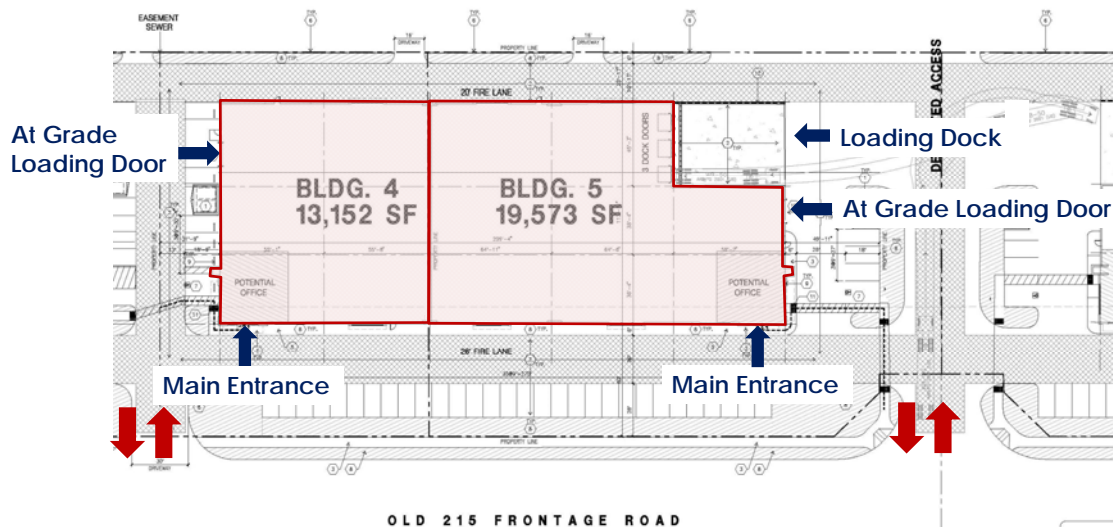
North Elevation



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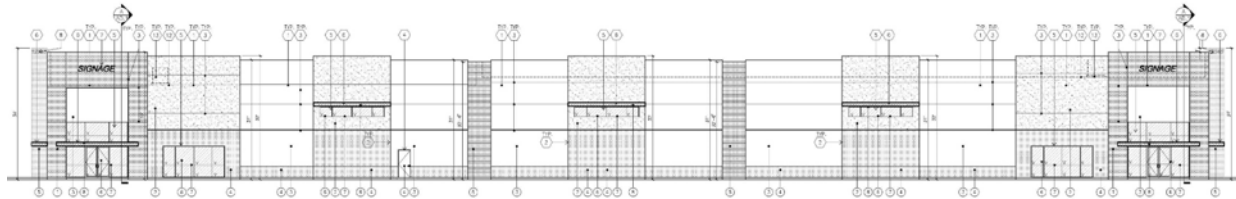
BUILDINGS 4 AND 5 - SITE PLAN



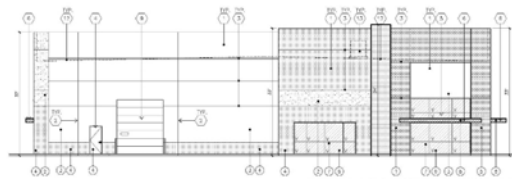
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BUILDINGS 4 AND 5 - BUILDING ELEVATIONS



East Elevation (Old 215 Frontage Road)



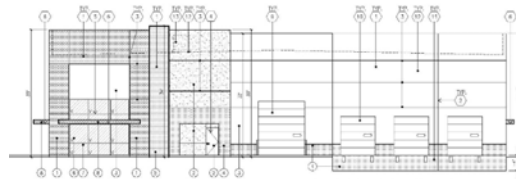
South Elevation



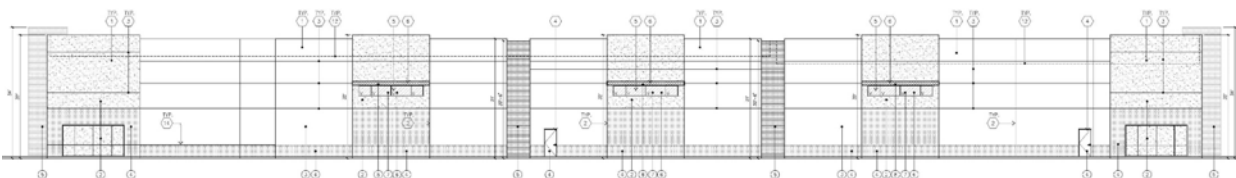
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BUILDINGS 4 AND 5 - BUILDING ELEVATIONS



West Elevation



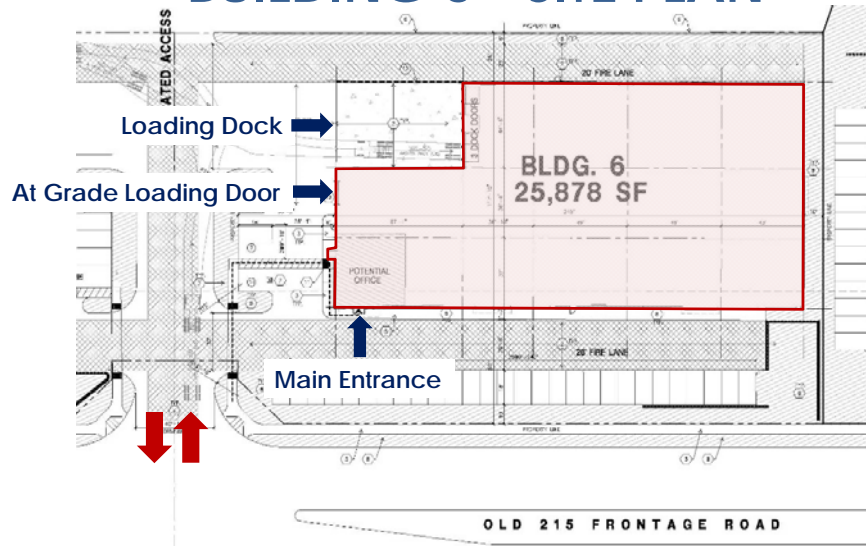
North Elevation



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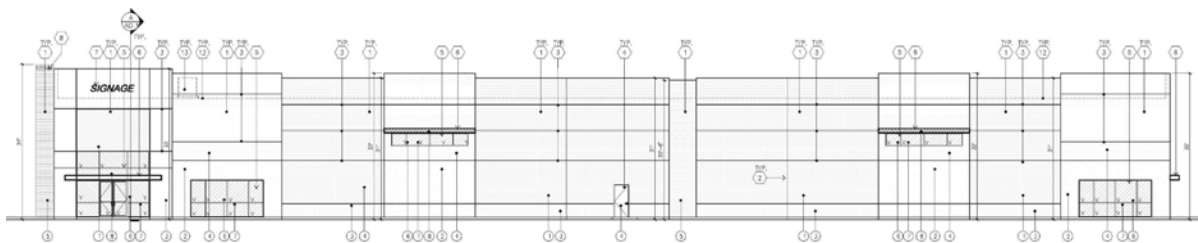
BUILDING 6 - SITE PLAN



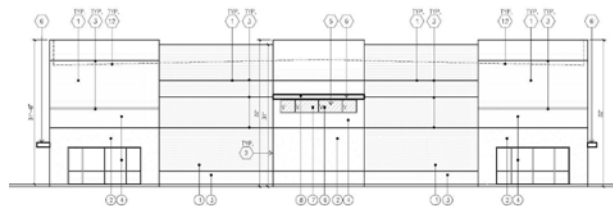
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BUILDING 6 - BUILDING ELEVATIONS



East Elevation (Old 215 Frontage Road)



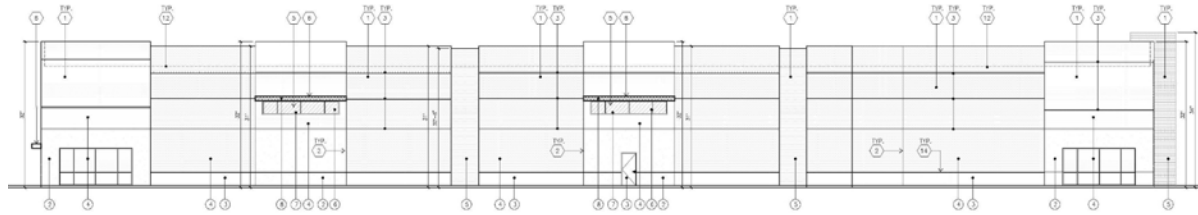
South Elevation



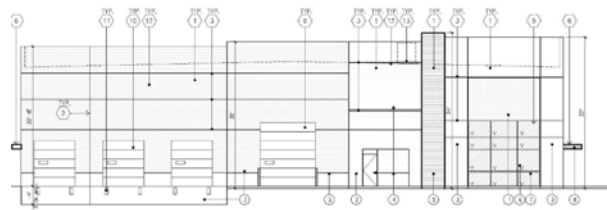
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BUILDING 6 - BUILDING ELEVATIONS



West Elevation



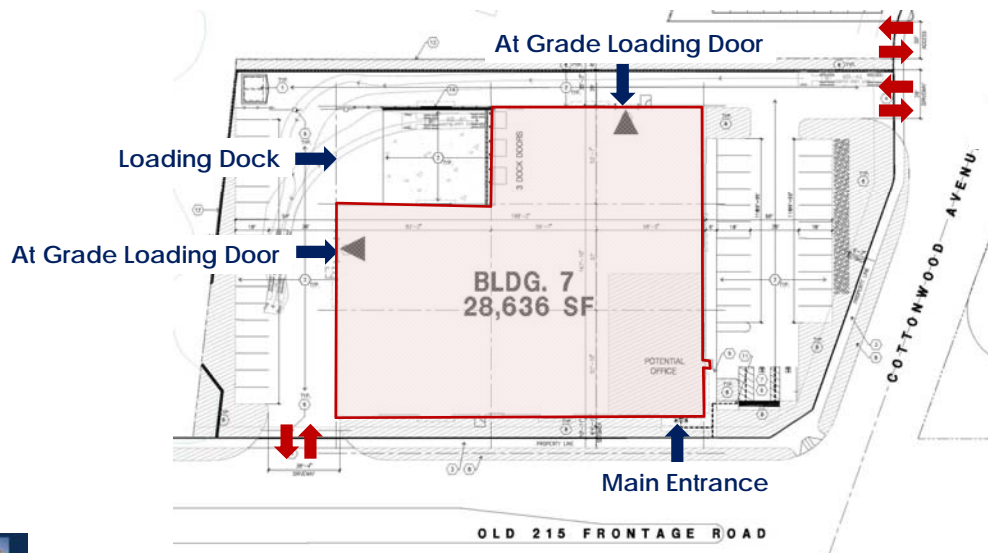
North Elevation



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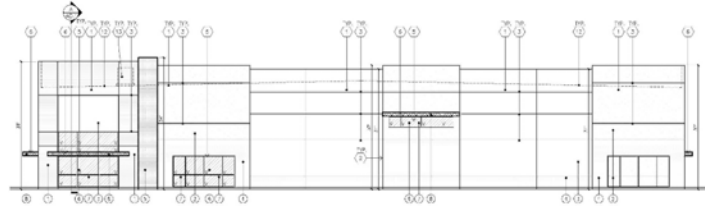
BUILDING 7 - SITE PLAN



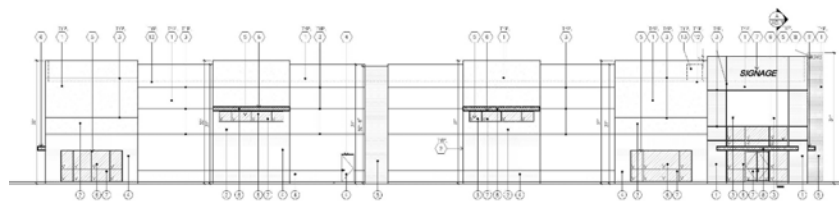
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BUILDING 7 - BUILDING ELEVATIONS



North Elevation (Cottonwood Avenue)



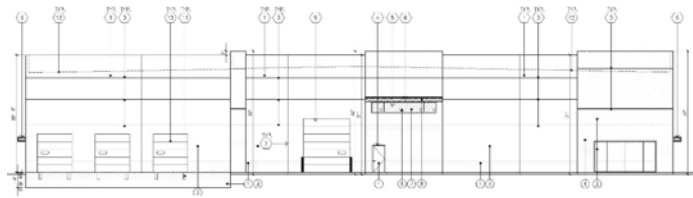
East Elevation (Old 215 Frontage Road)

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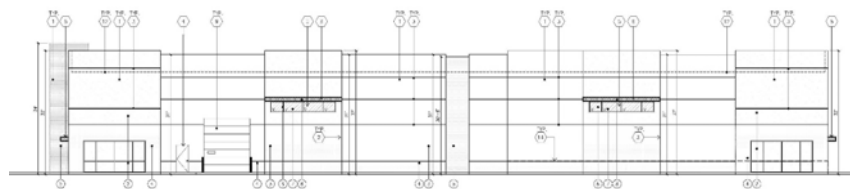


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BUILDING 7 - BUILDING ELEVATIONS



South Elevation



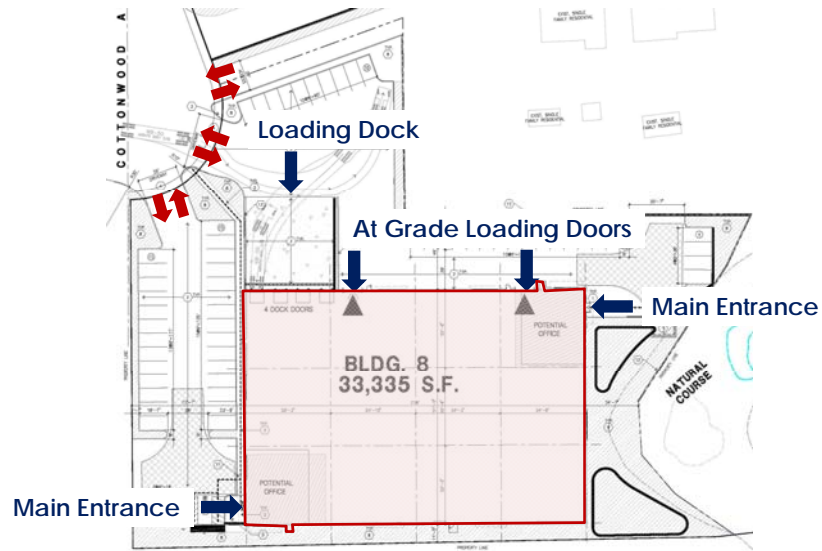
West Elevation

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BUILDING 8 - SITE PLAN

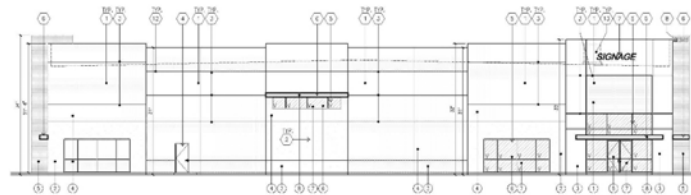


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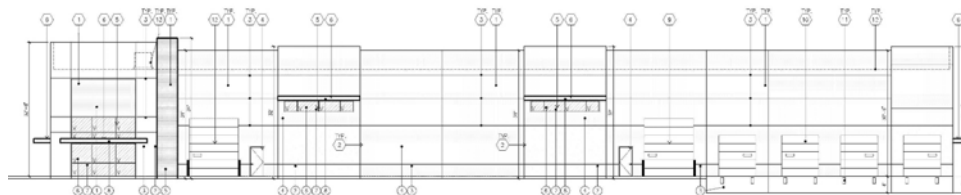


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BUILDING 8 - BUILDING ELEVATIONS



North Elevation (Cottonwood Avenue)



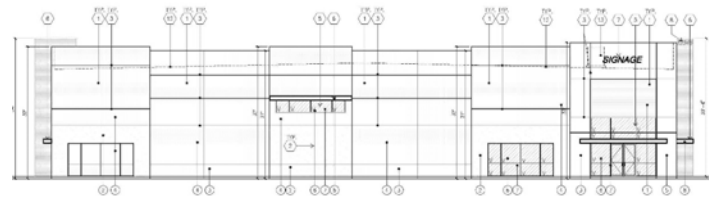
East Elevation (Old 215 Frontage Road)

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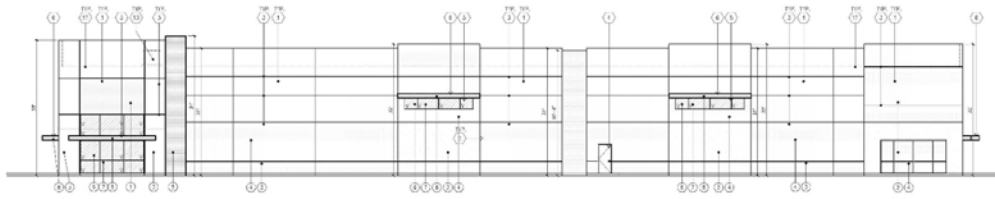


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BUILDING 8 - BUILDING ELEVATIONS



South Elevation



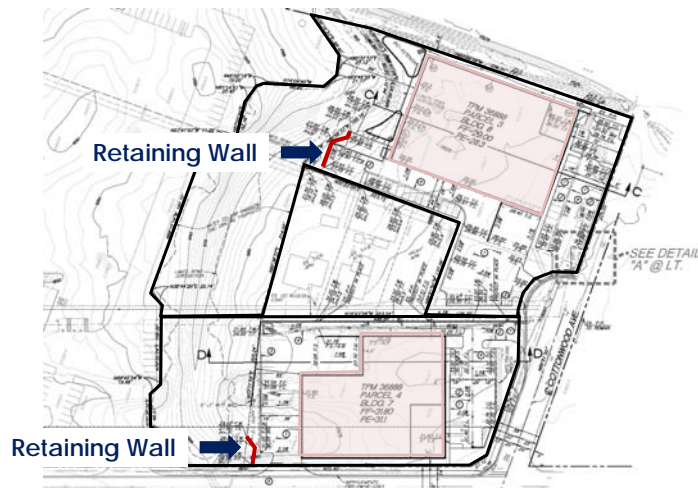
West Elevation (Interstate -215)



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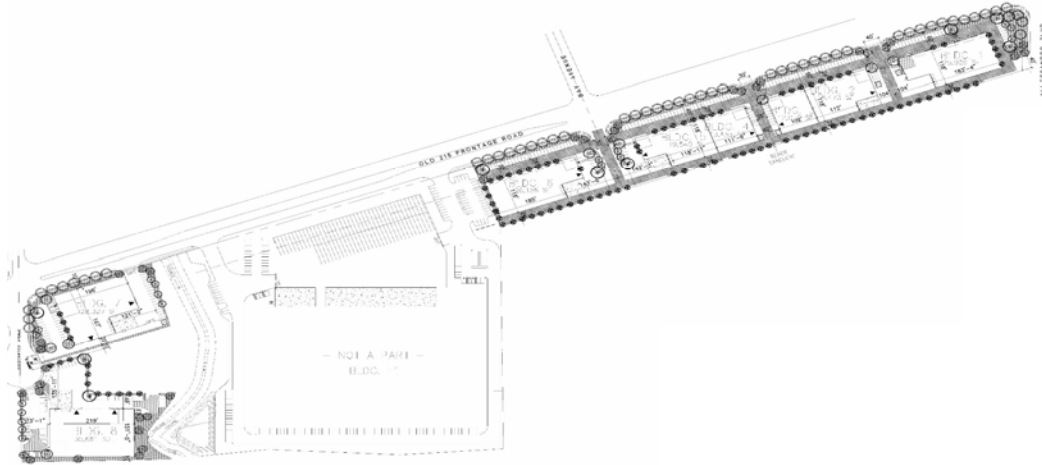
GRADING EXCEPTION



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

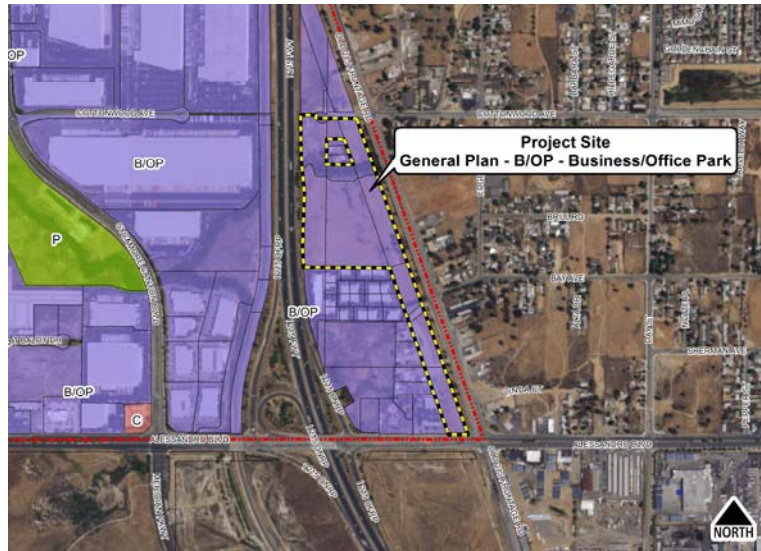
1. **RECOMMEND that City Council DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. **RECOMMEND APPROVAL** of Planning Cases P16-0556 (Specific Plan Amendment), P15-1035 (Parcel Map), P16-0557 (Design Review), and P17-0227 (Grading Exception) based on the staff report and summarized in the attached findings and subject to the recommended conditions.



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GENERAL PLAN MAP

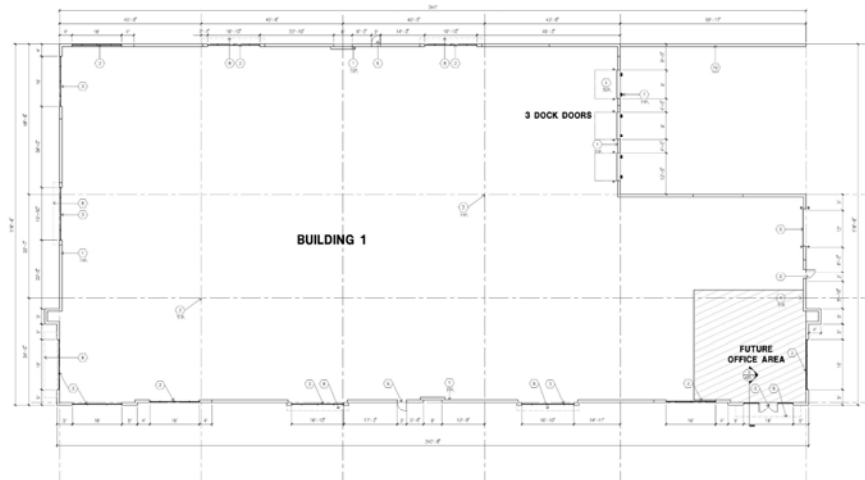


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BUILDING 1 – FLOOR PLAN

FOR REFERENCE



OVERALL FLOOR PLAN A

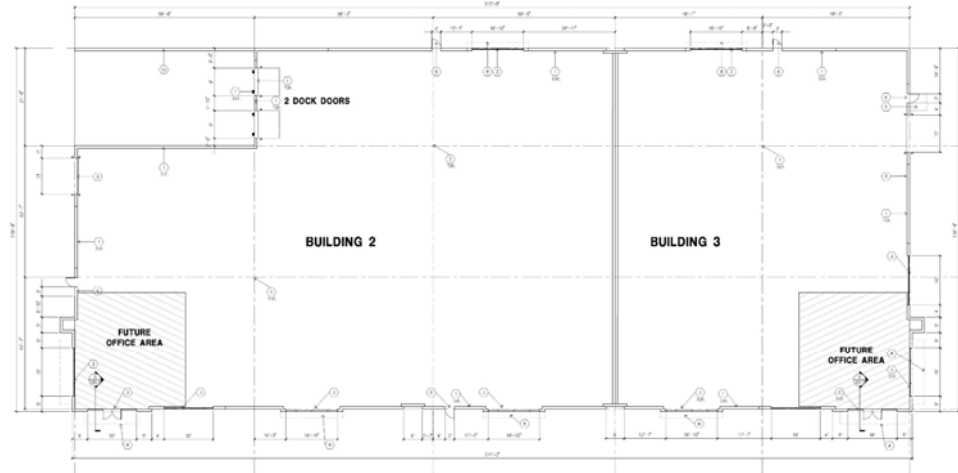
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BUILDINGS 2 AND 3 – FLOOR PLAN

FOR REFERENCE



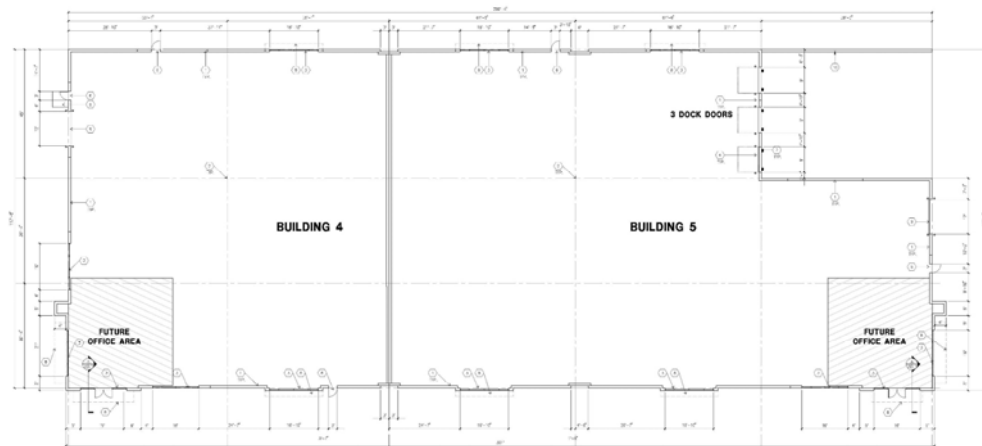
OVERALL FLOOR PLAN A

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BUILDINGS 4 AND 5 – FLOOR PLAN

FOR REFERENCE



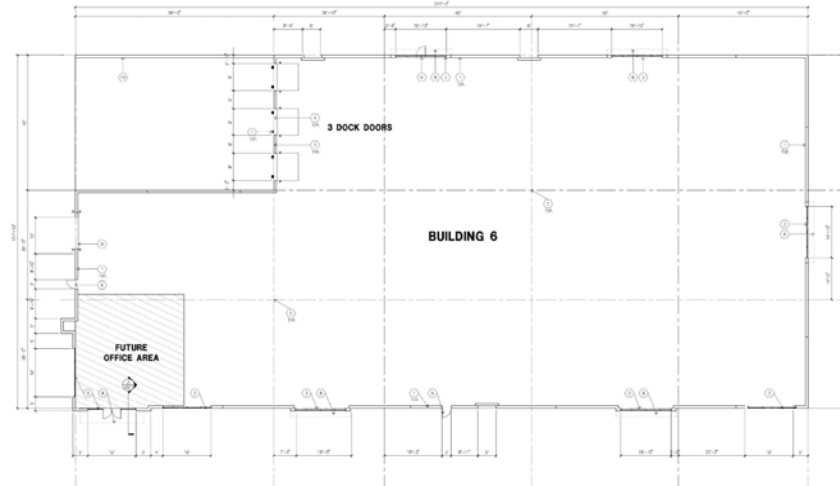
OVERALL FLOOR PLAN A

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BUILDING 6 – FLOOR PLAN

FOR REFERENCE



OVERALL FLOOR PLAN A

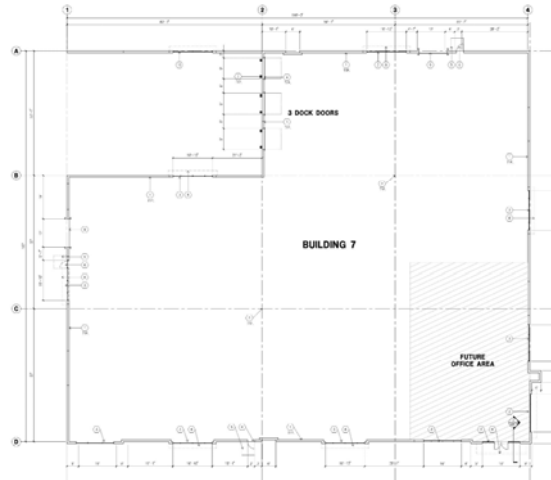
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BUILDING 7 – FLOOR PLAN

FOR REFERENCE



OVERALL FLOOR PLAN A

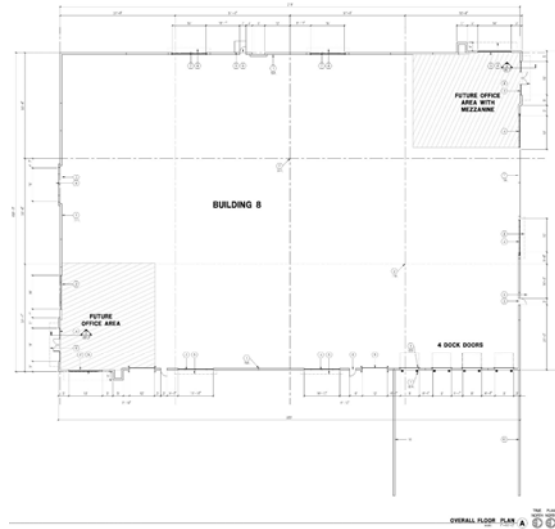
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BUILDING 8 – FLOOR PLAN

FOR REFERENCE

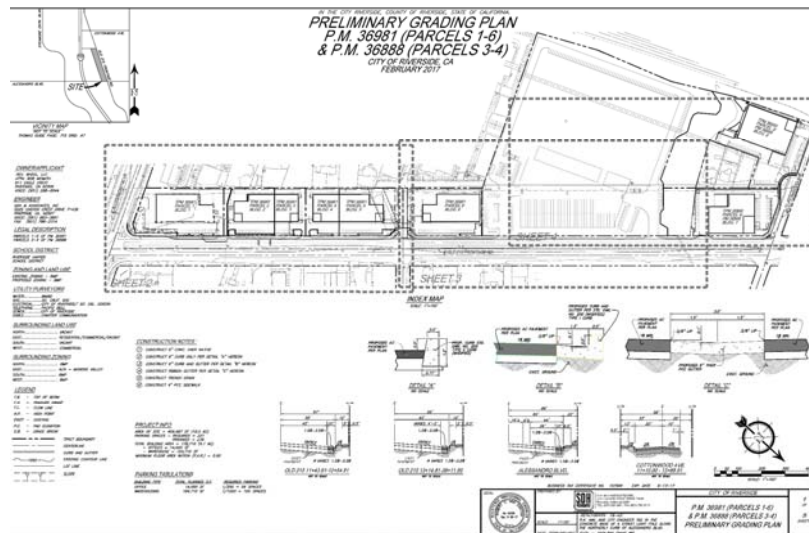


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PRELIMINARY GRADING PLAN

FOR REFERENCE

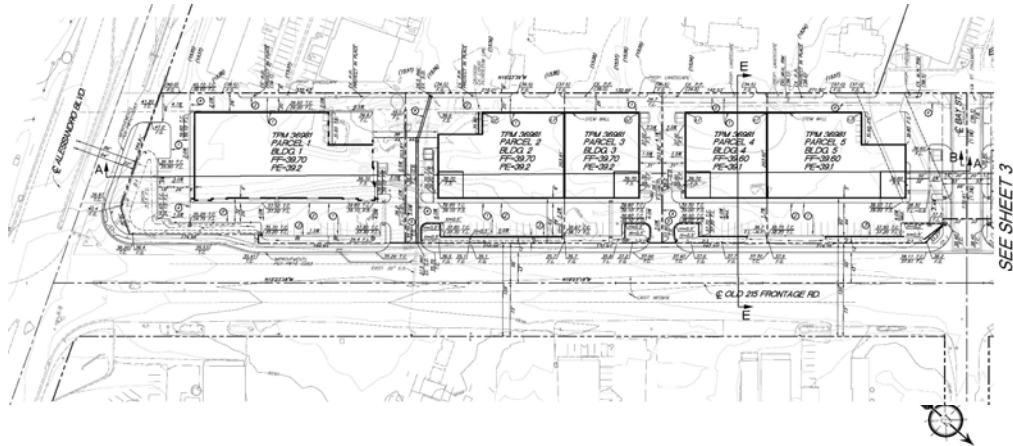


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PRELIMINARY GRADING PLAN

FOR REFERENCE

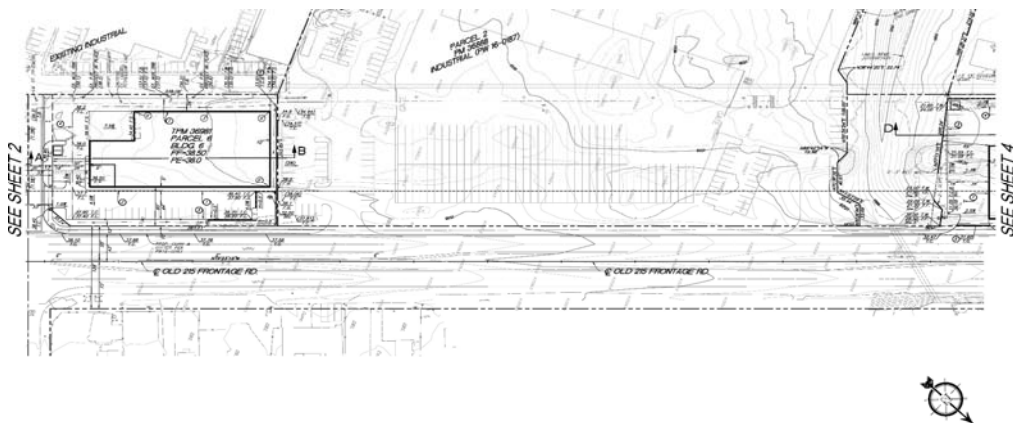


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PRELIMINARY GRADING PLAN

FOR REFERENCE

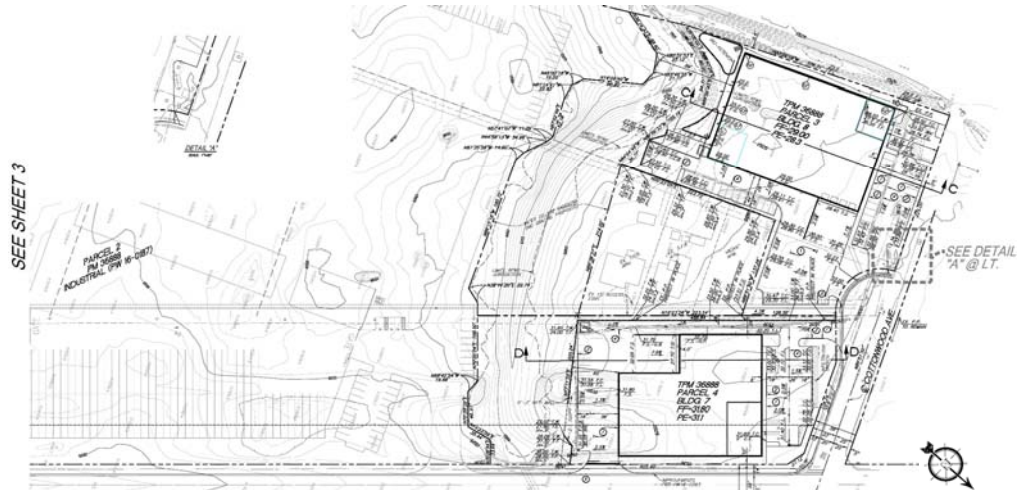


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PRELIMINARY GRADING PLAN

FOR REFERENCE

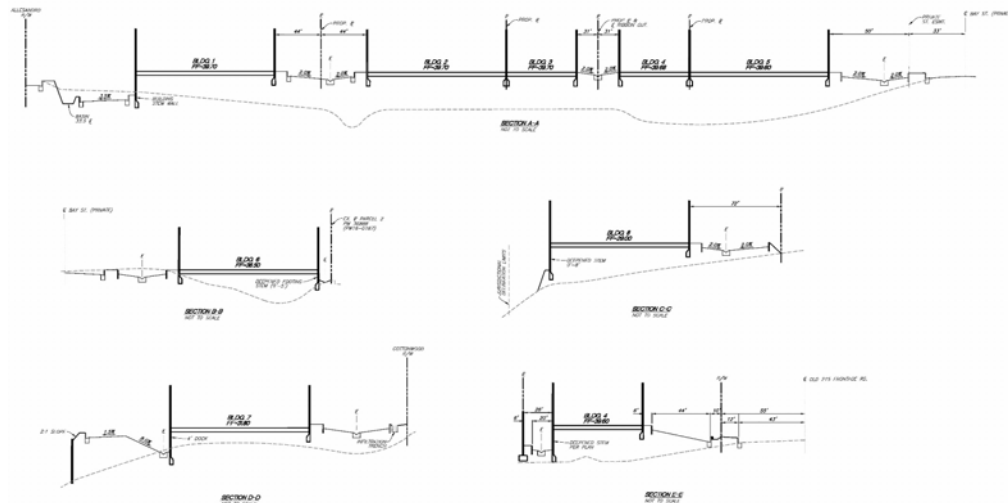


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GRADING CROSS SECTIONS

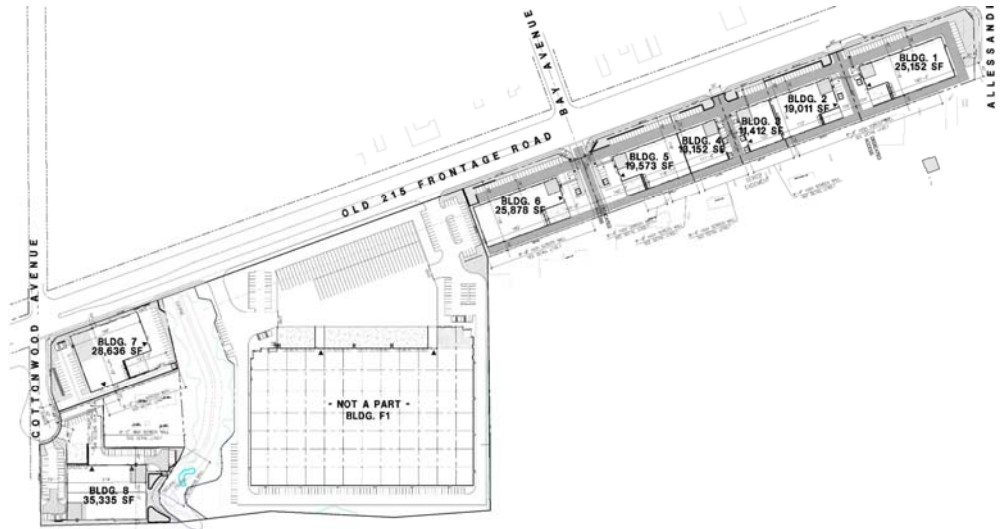
FOR REFERENCE



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SCREEN WALL PLAN



SCREEN WALL PLAN

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PHOTOMETRIC PLAN

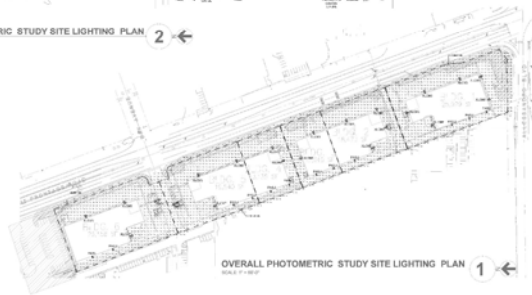
FOR REFERENCE



EXISTENCES						
NAME	TYPE	NO.	BY	DATE	STATUS	REMARKS
EXISTING LIGHT FIXTURES	STREET	100	10/10	2017	EXIST	
EXISTING LIGHT FIXTURES	STREET	100	10/10	2017	EXIST	
EXISTING LIGHT FIXTURES	STREET	100	10/10	2017	EXIST	
EXISTING LIGHT FIXTURES	STREET	100	10/10	2017	EXIST	
EXISTING LIGHT FIXTURES	STREET	100	10/10	2017	EXIST	
EXISTING LIGHT FIXTURES	STREET	100	10/10	2017	EXIST	

LUMINAIRE SCHEDULE						
NAME	TYPE	NO.	BY	DATE	STATUS	REMARKS
NEW LIGHT FIXTURES	STREET	100	10/10	2017	NEW	
NEW LIGHT FIXTURES	STREET	100	10/10	2017	NEW	
NEW LIGHT FIXTURES	STREET	100	10/10	2017	NEW	
NEW LIGHT FIXTURES	STREET	100	10/10	2017	NEW	
NEW LIGHT FIXTURES	STREET	100	10/10	2017	NEW	
NEW LIGHT FIXTURES	STREET	100	10/10	2017	NEW	

OVERALL PHOTOMETRIC STUDY SITE LIGHTING PLAN 2



OVERALL PHOTOMETRIC STUDY SITE LIGHTING PLAN 1



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