



Palm Avenue Self Storage Project

P17-0228 (RZ), P17-0097 (DR),
P17-0098 (VR), and P17-0099 (VR)

Community & Economic
Development Department

Planning Commission
Agenda Item: 2
January 11, 2018

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PALM AVENUE SELF STORAGE PROJECT

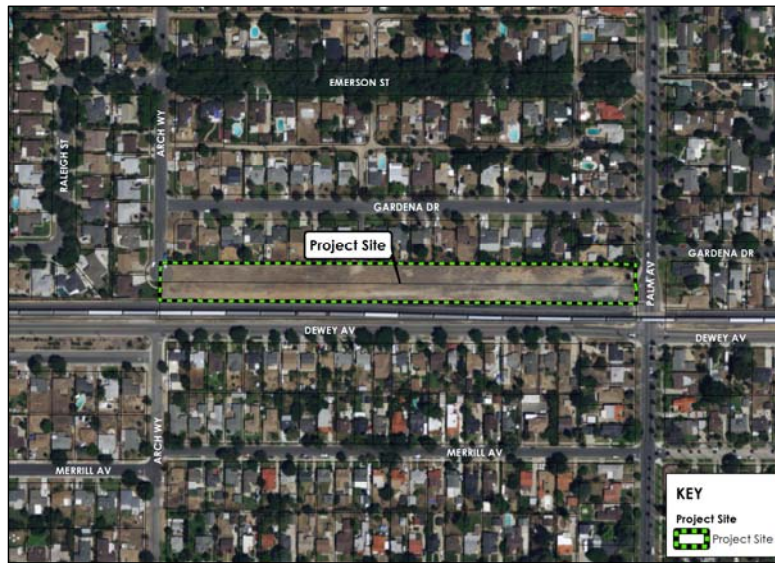


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AERIAL PHOTO



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SITE PHOTOS



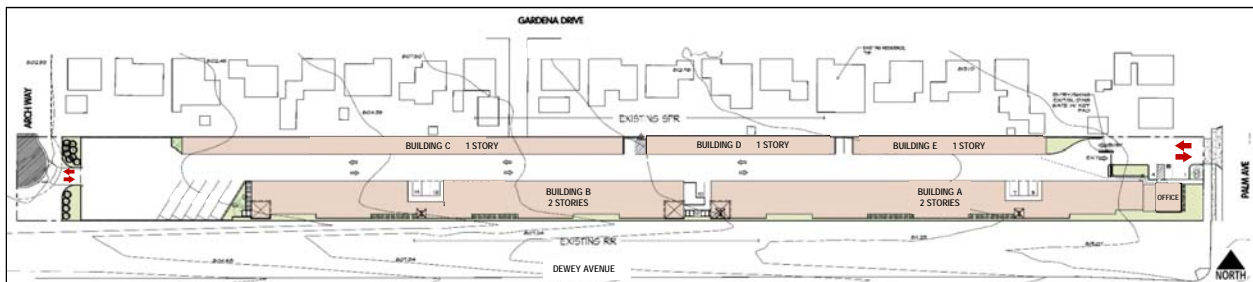
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ZONING MAP



PLOT PLAN



BUILDING ELEVATIONS



Building "A" South Elevation (Dewey Avenue)



Building "B" South Elevation (Dewey Avenue)



Buildings "B" and "C" West Elevation (Arch Way)



Buildings "A" and "E" East Elevation (Palm Avenue)



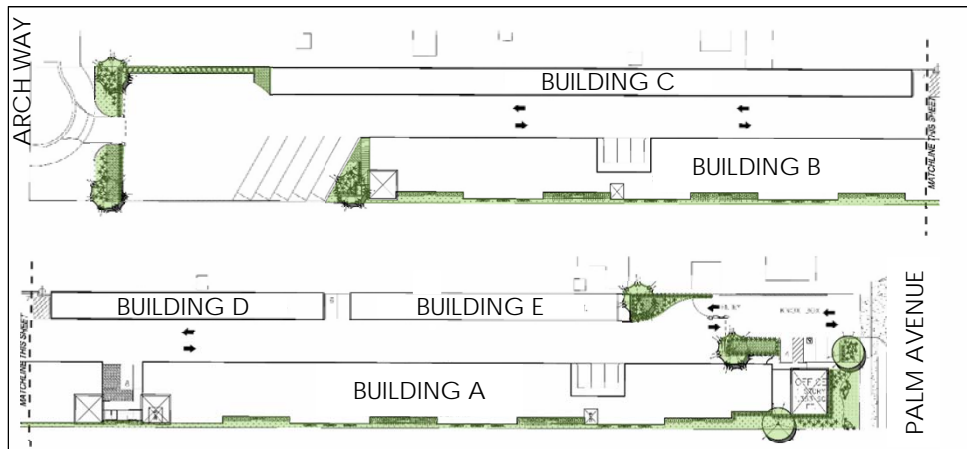
Building "C" North Elevation (Single Family Residences)



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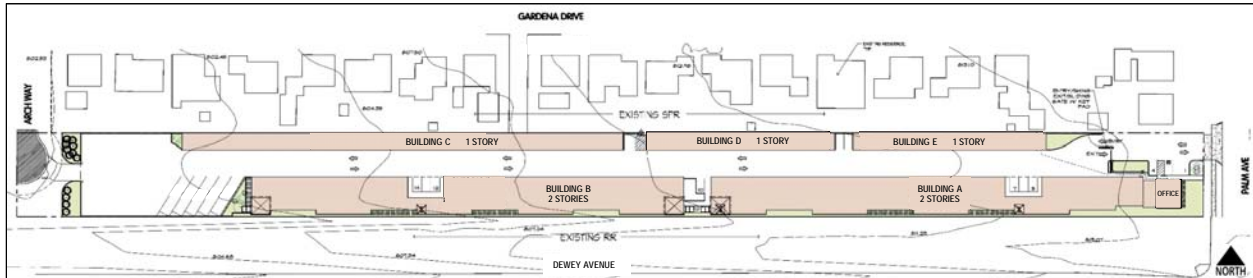
CONCEPTUAL LANDSCAPE PLAN



NORTH 8

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VARIANCE



Proposed: 43.4 Percent Building Lot Coverage

Permitted: 40 Percent Maximum Building Lot Coverage



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VARIANCE



Proposed:
39' 9" Building Height
2 Stories

Permitted:
20' Maximum Building Height
1 Story

Proposed:
39' 9" Building Height
2 Stories

Permitted:
20' Maximum Building Height
1 Story



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RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** the proposed project 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** the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. **RECOMMEND APPROVAL** of Planning Cases P17-0228 (Rezone), P17-0097 (Design Review), P17-0098 (Variance), and P17-0099 (Variance) based on the findings outlined in the staff report and subject to the recommended conditions.



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PALM AVENUE SELF STORAGE PROJECT



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GENERAL PLAN MAP

FOR REFERENCE

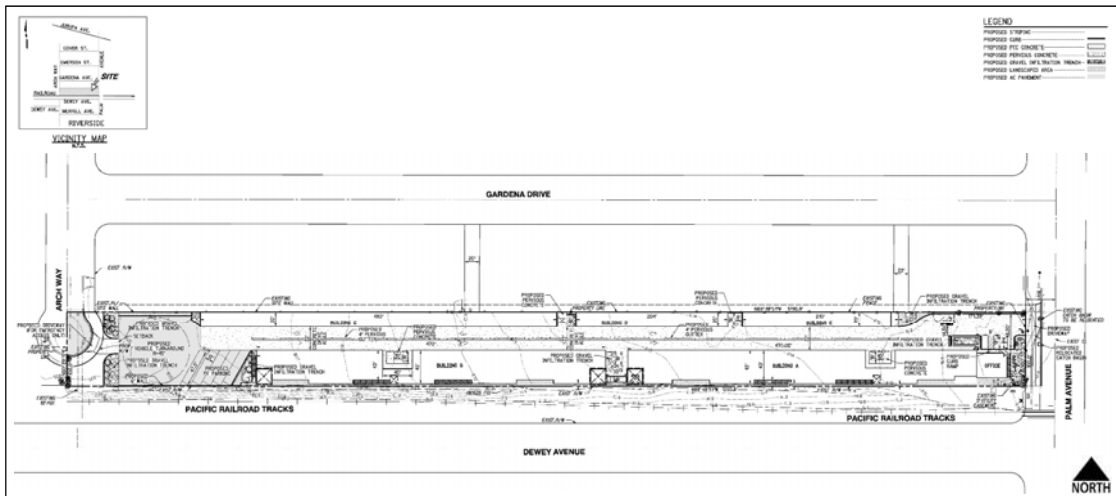


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PLOT PLAN

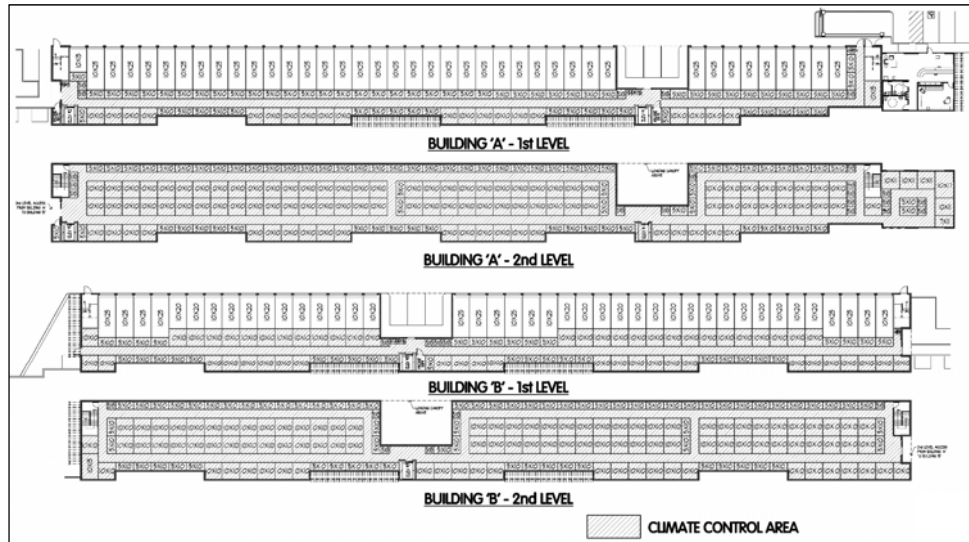
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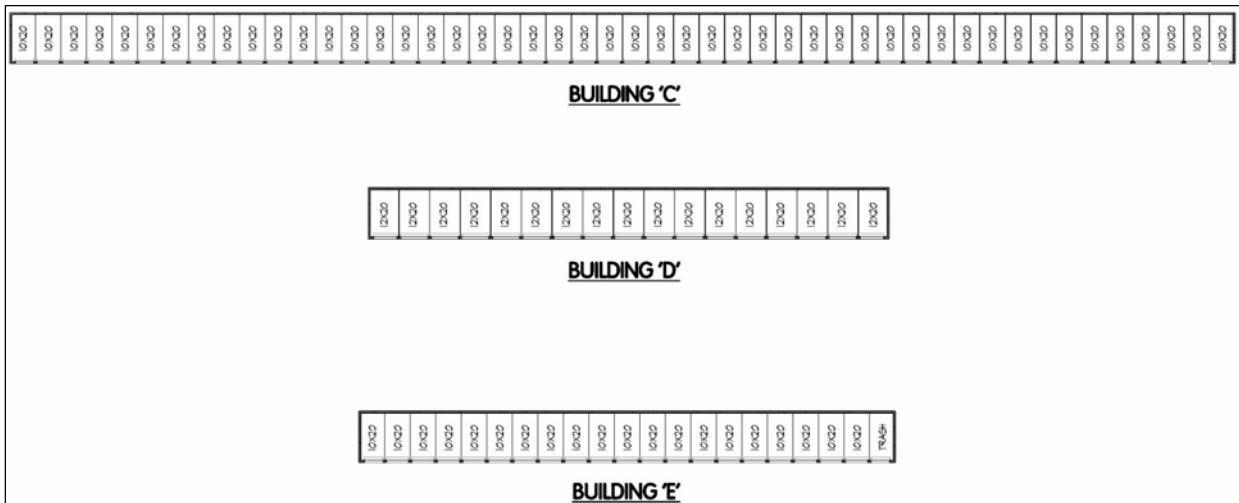
FLOOR PLAN FOR REFERENCE



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FLOOR PLAN FOR REFERENCE

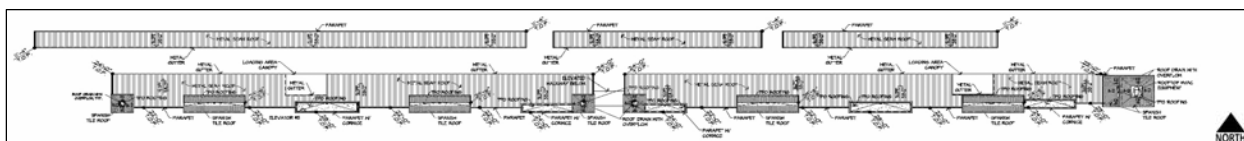


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ROOF PLAN

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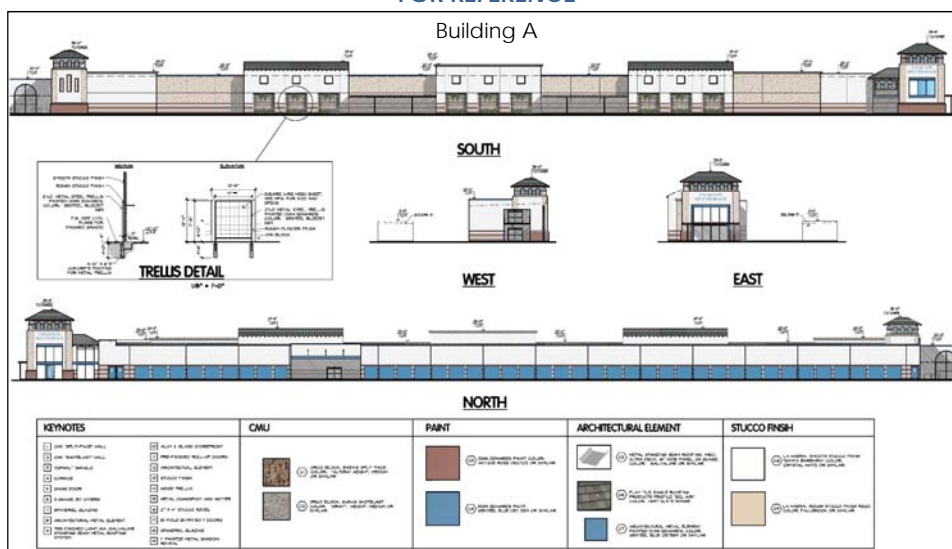


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BUILDING ELEVATIONS

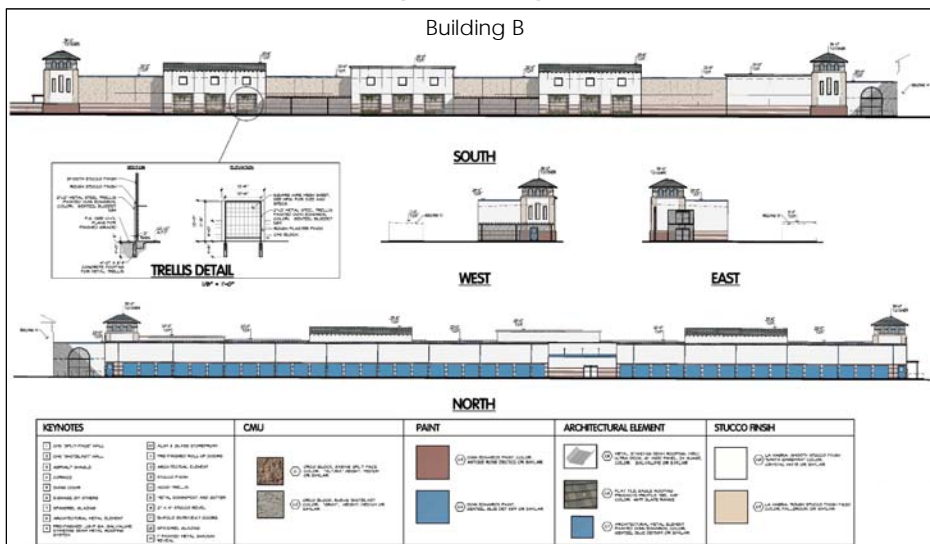
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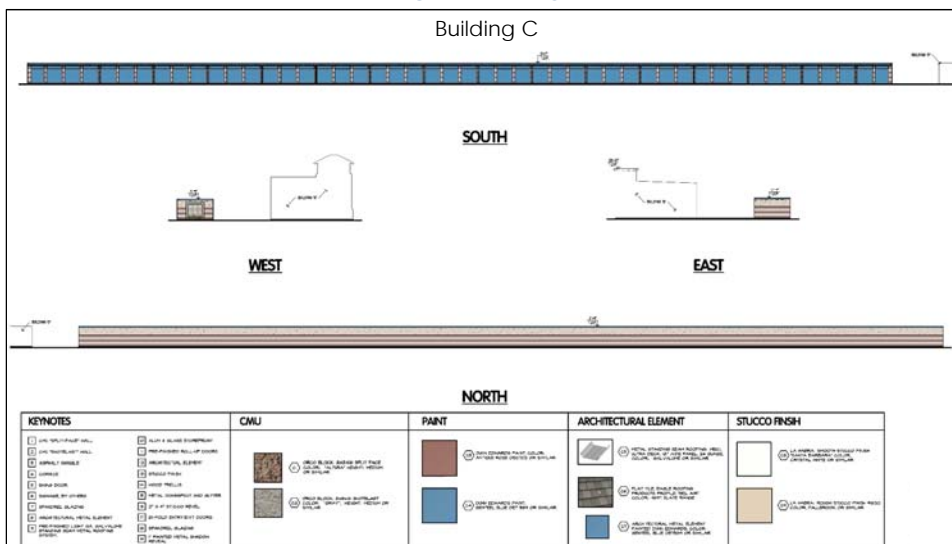
Building B



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Building C

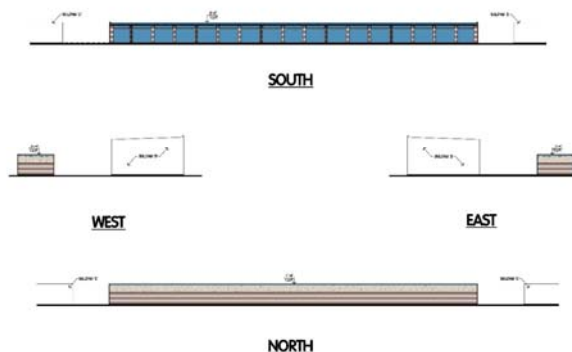


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Building D



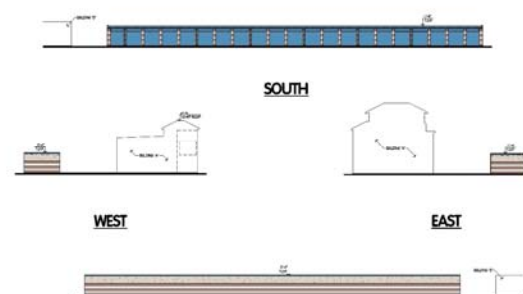
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FOR REFERENCE

Building E

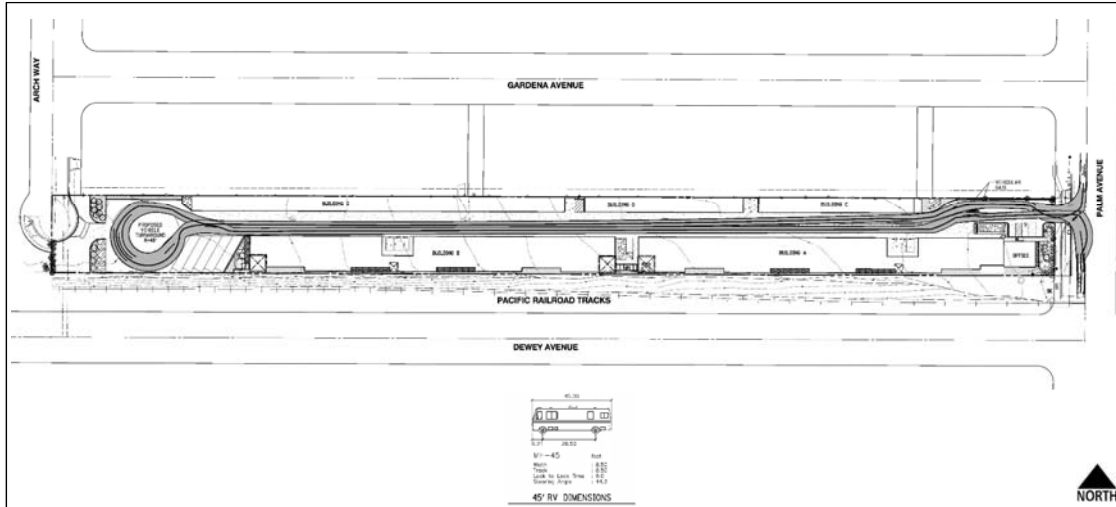
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CIRCULATION PLAN

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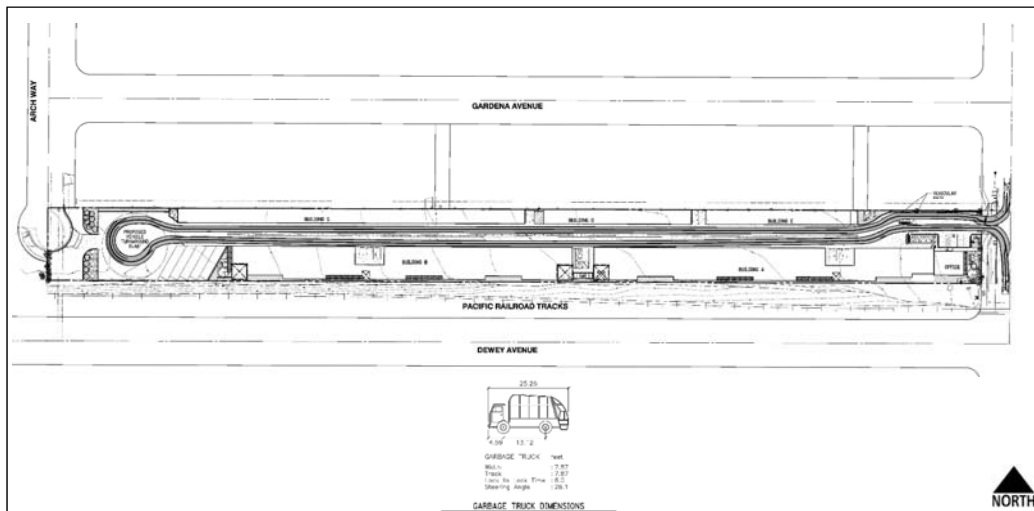
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CIRCULATION PLAN

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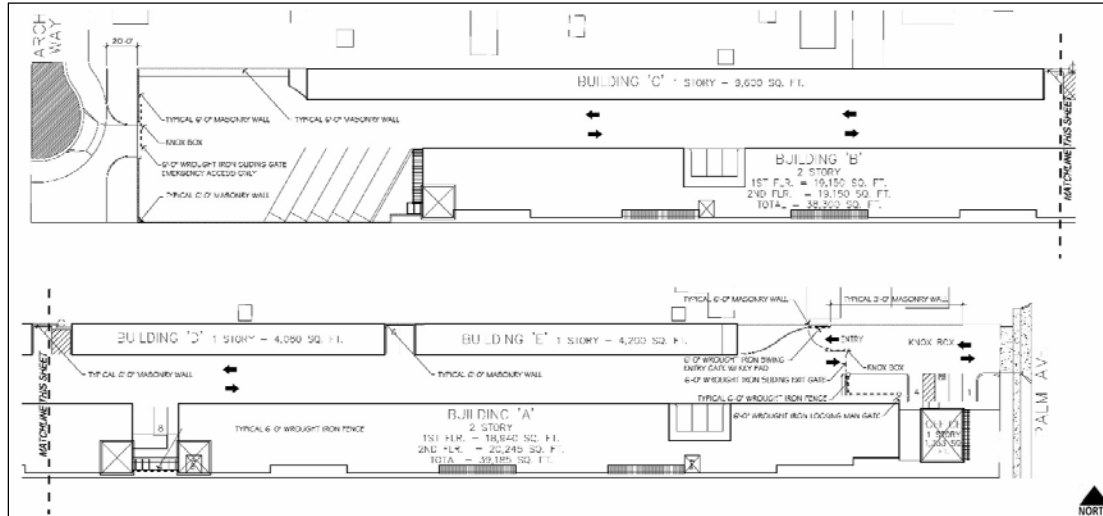
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FENCE AND WALL PLAN

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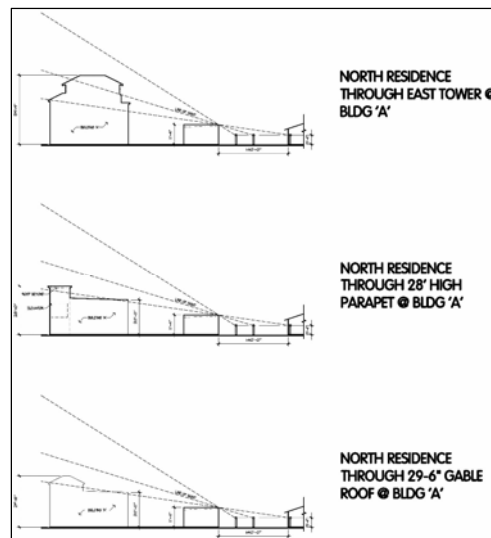


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LINE OF SIGHT EXHIBIT

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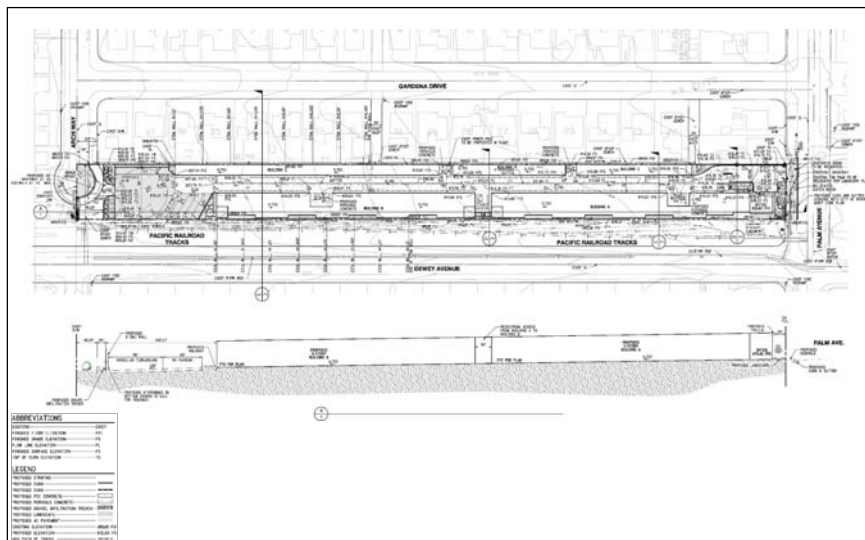


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CONCEPTUAL GRADING PLAN

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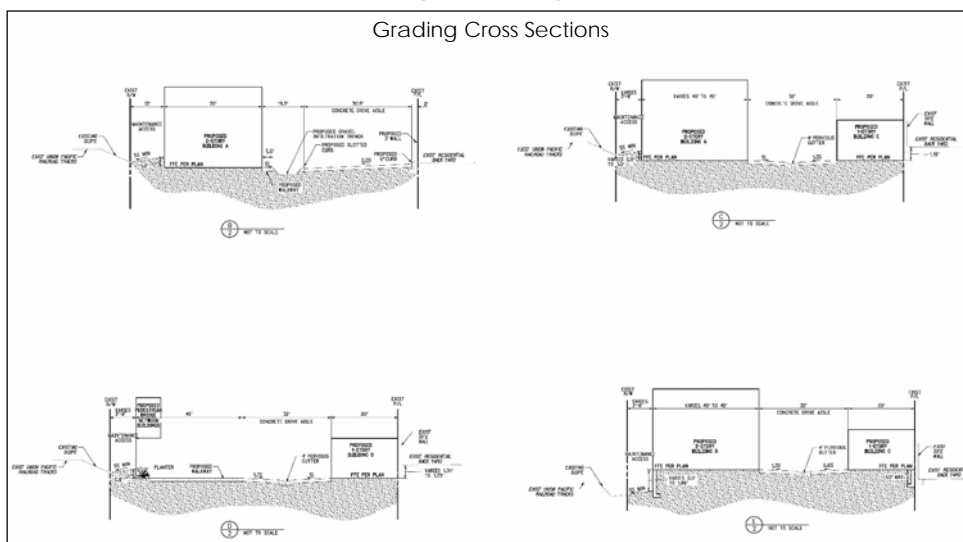


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CONCEPTUAL GRADING PLAN

FOR REFERENCE

Grading Cross Sections



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