

## Guthrie Industrial Warehouse

P17-0506, P17-0507, P17-0748, and  
P17-0749

Community & Economic Development Department

City Council  
June 19, 2018

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## LOCATION



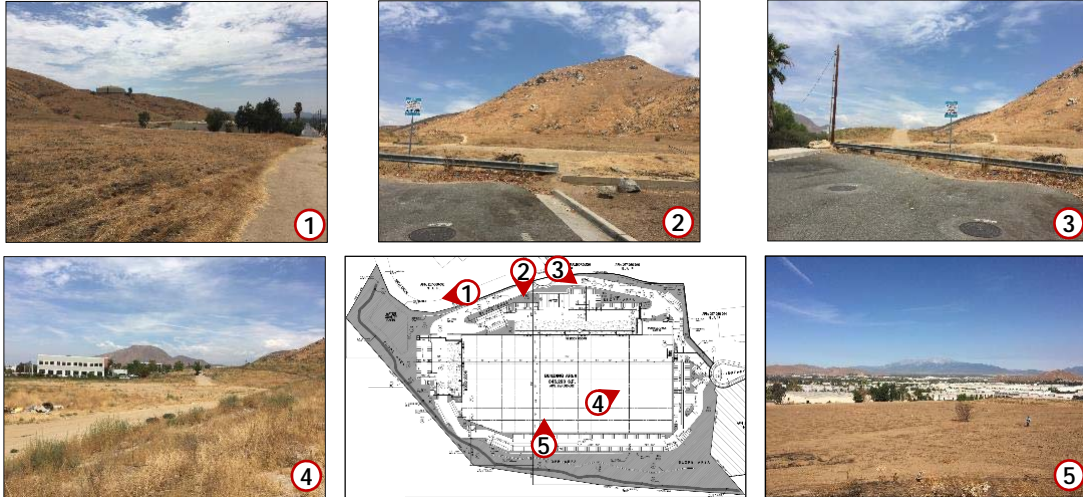
**KEY**  
Selected Parcels  
Selected Parcels  
CityBoundary  
CityBoundary



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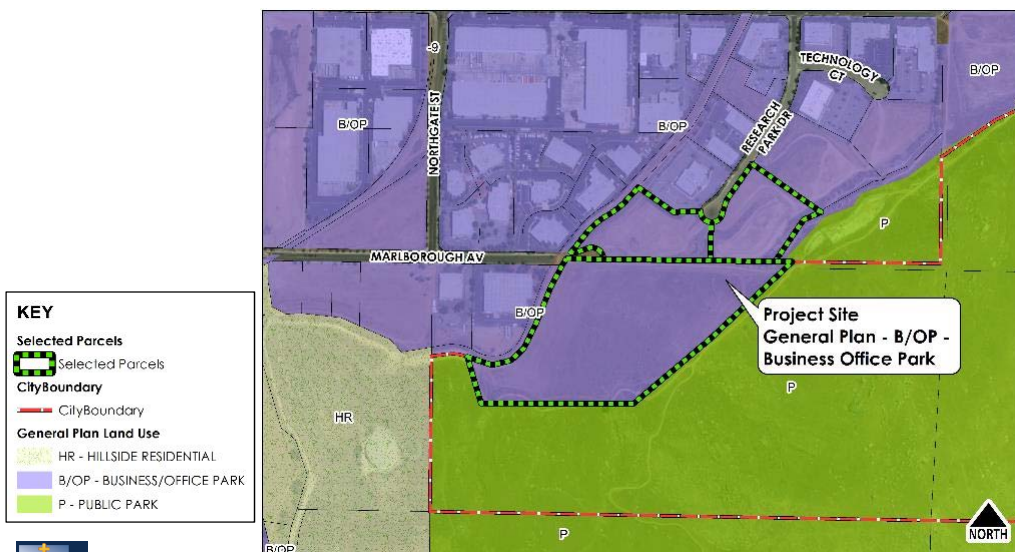
## EXISTING SITE PHOTOS



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## GENERAL PLAN MAP



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# SPECIFIC PLAN/ZONING MAP

## KEY

-  Selected Parcels
-  City Boundary
-  Specific Plan
-  Hunter Business Park Specific
- Zoning**
  -  BMP
  -  PF
  -  RC

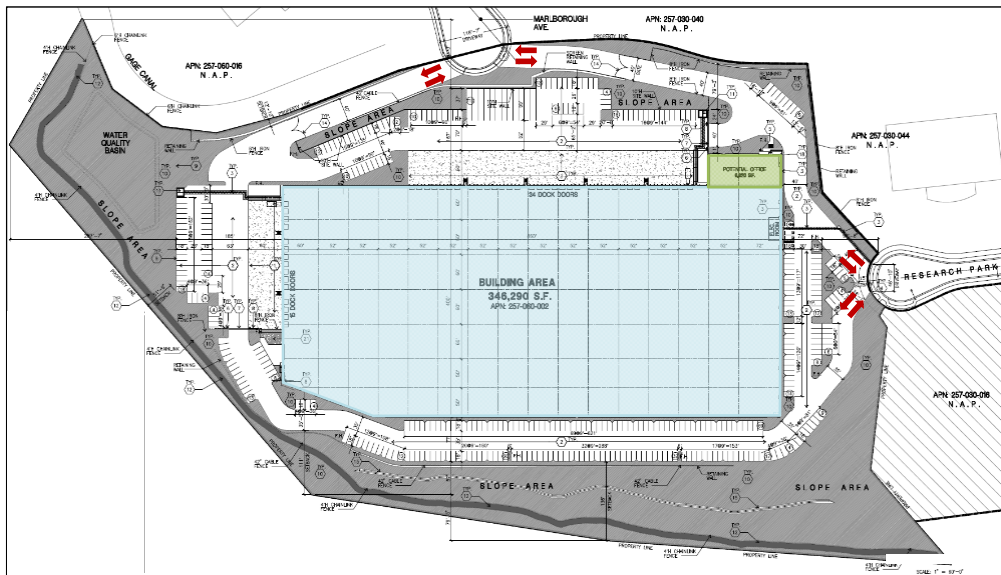


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# SITE PLAN

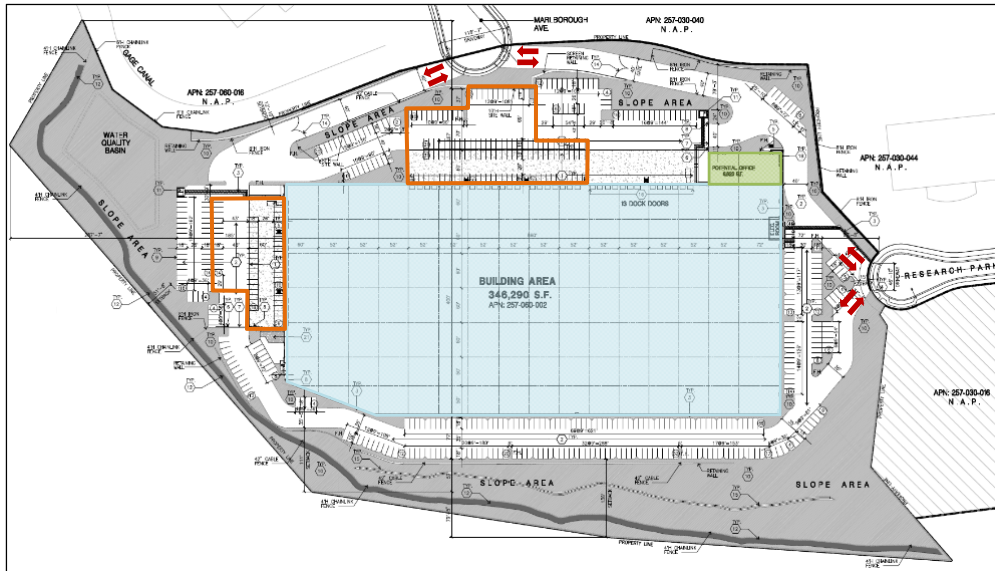


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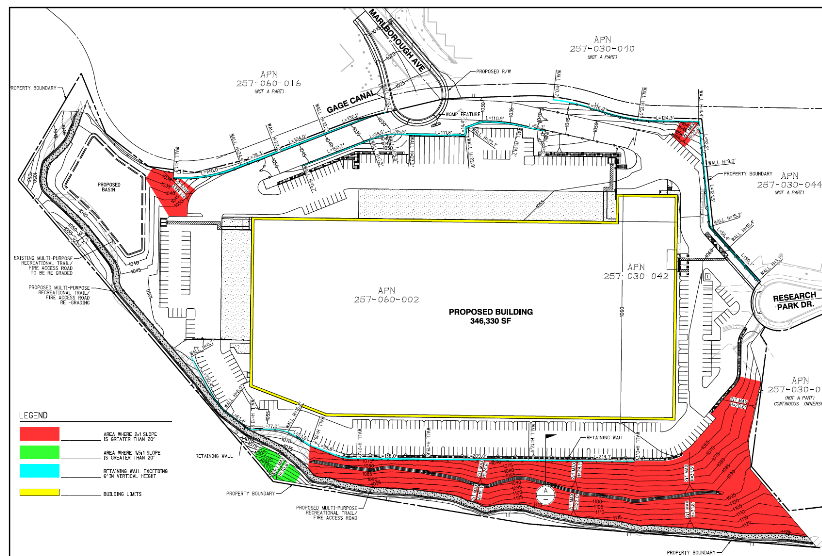
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# ALTERNATE SITE PLAN



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# GRADING EXCEPTIONS AND VARIANCE



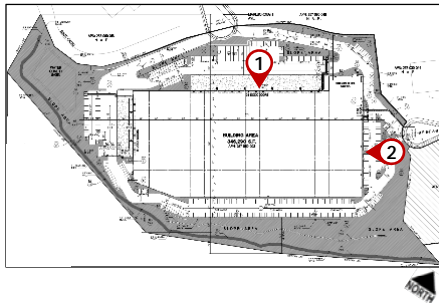
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# BUILDING ELEVATIONS

①



West Elevation



②



North Elevation

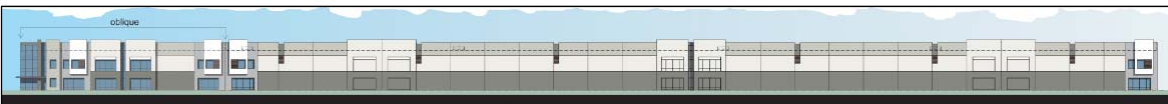


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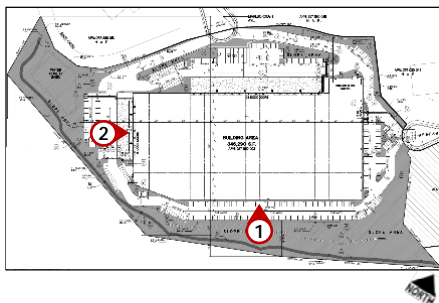
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# BUILDING ELEVATIONS

①



East Elevation



②



South Elevation



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## CONCEPTUAL LANDSCAPE PLAN



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## RECOMMENDATIONS

That the City Council:

1. Uphold the decision of the Development Review Committee and 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 adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. Approve Planning Cases P17-0506 (Design Review), P17-0507 (Grading Exception), P17-0748 (Grading Exception), and P17-0749 (Variance), based on the findings outlined in the staff report and subject to the conditions of approval.

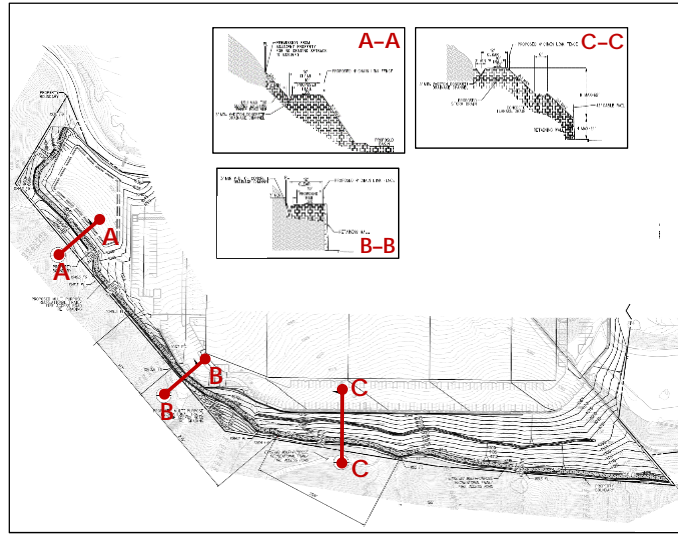


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# TRAIL IMPROVEMENTS

REFERENCE

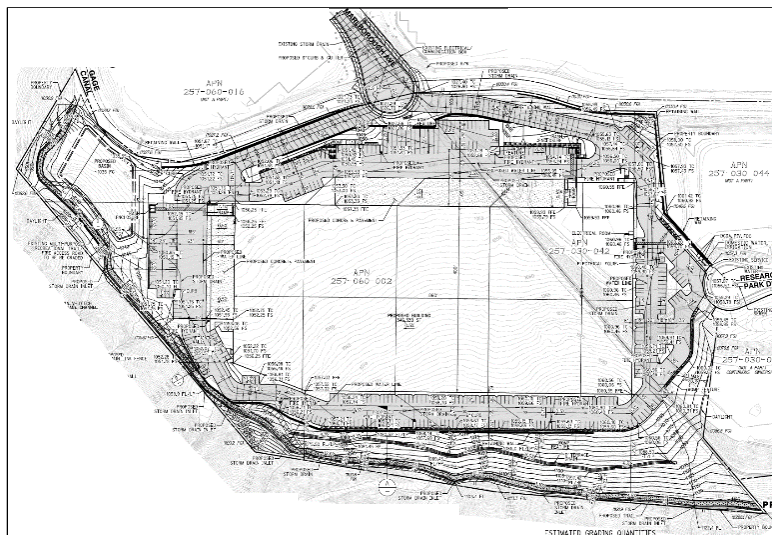


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# CONCEPTUAL GRADING PLAN

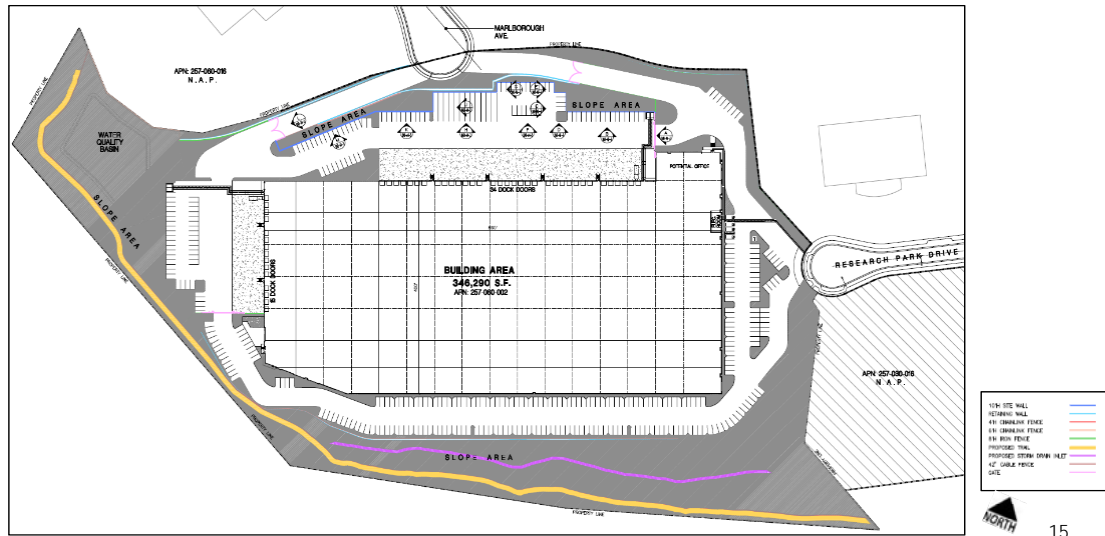
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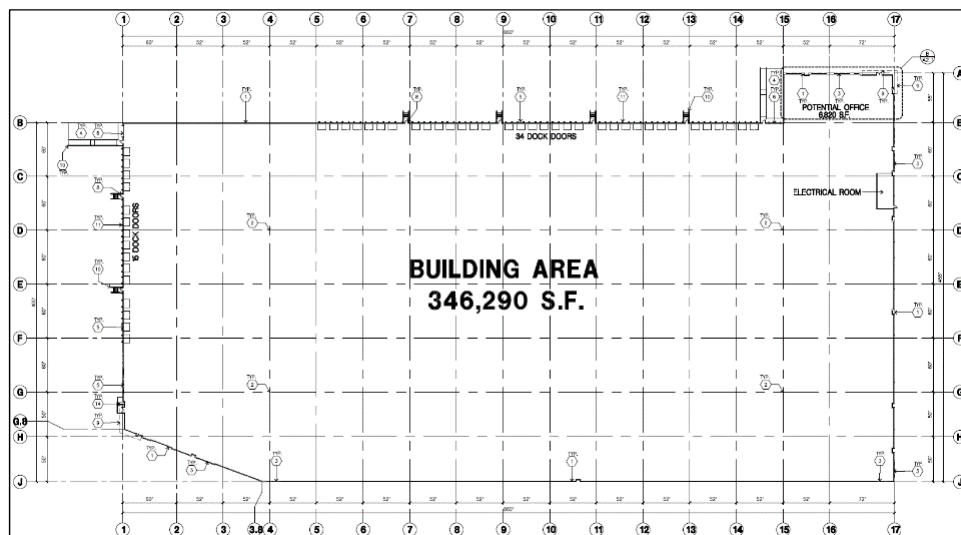
## REFERENCE



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## REFERENCE

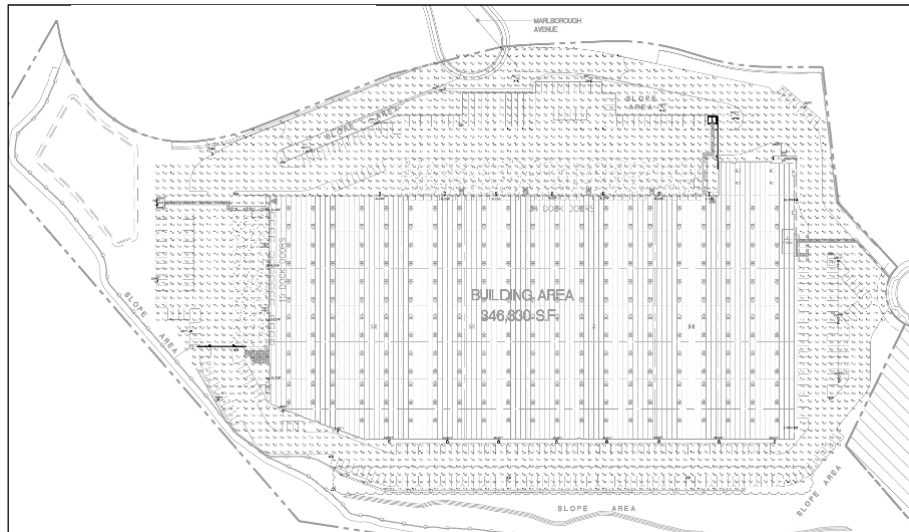


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# PHOTOMETRIC SITE PLAN

REFERENCE

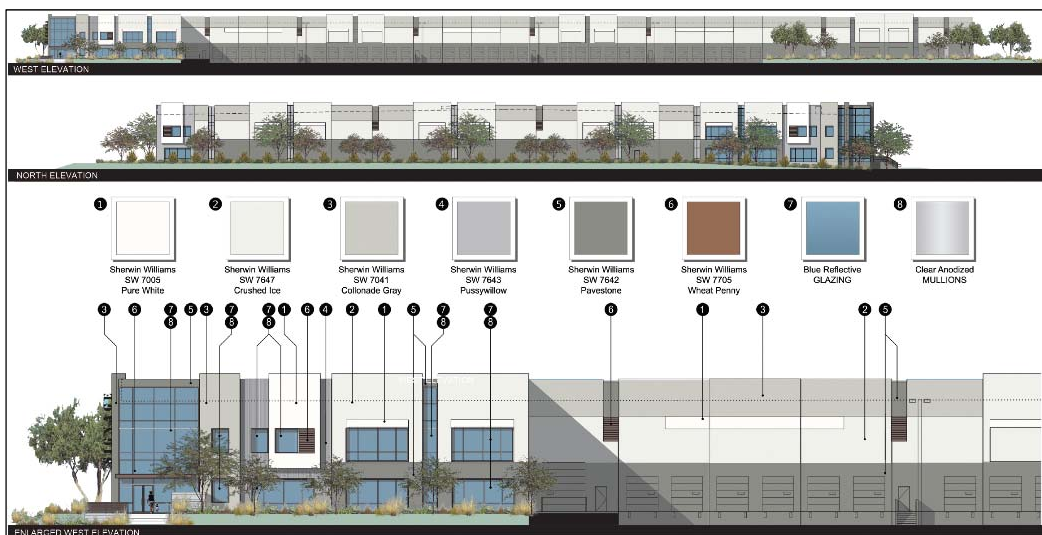


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# COLORS AND MATERIALS

REFERENCE



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