

Center Street Warehouse P14-1033 and P14-1034

Community & Economic Development Department

Utility Services/Land Use/Energy Development Committee
July 9, 2018

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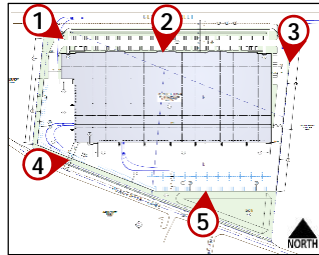
LOCATION



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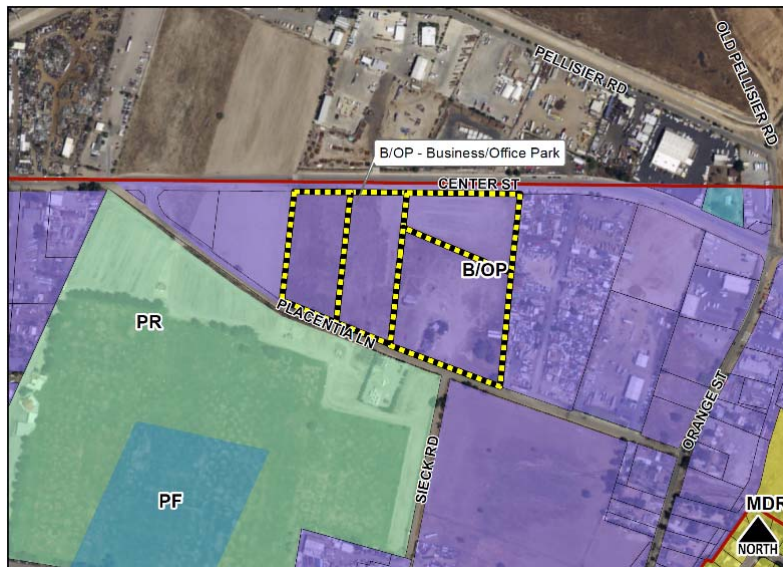
EXISTING SITE PHOTOS



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GENERAL PLAN MAP



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ZONING/GENERAL PLAN CONSISTENCY MATRIX

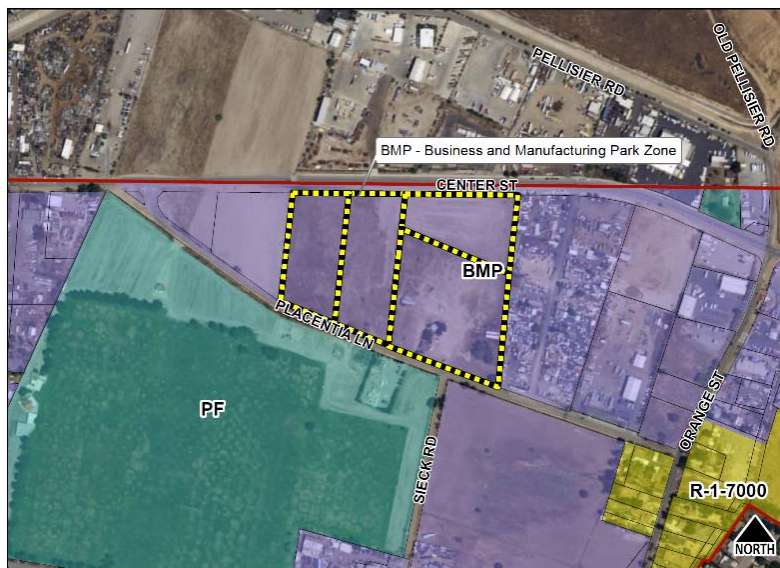
General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Commercial and Industrial Land Use Designations			
Commercial (Max. 0.50 FAR/acre)	C	CR CG CS NC	Commercial Retail Commercial General Commercial Storage Overlay Neighborhood Commercial Overlay
Commercial Regional Center (Max. 0.50 FAR/acre)	CRC	CRC	Commercial Regional Center
Office (Max. 1.0 FAR/acre)	O	O CS	Office Commercial Storage Overlay
Business/Office Park (Max. 1.50 FAR/acre)	B/OP	BMP AI CS	Business and Manufacturing Park Air Industrial Commercial Storage Overlay
Industrial (Max. 0.60 FAR/acre)	I	I CS AIR	General Industrial Commercial Storage Overlay Airport Zone



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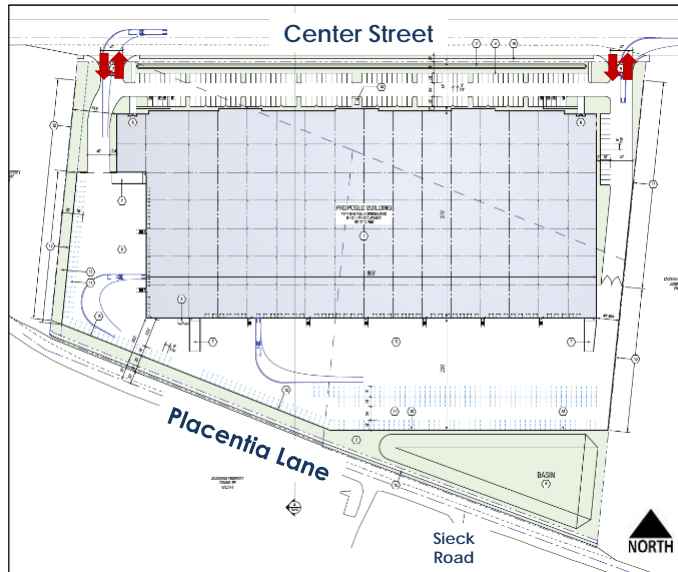
ZONING MAP



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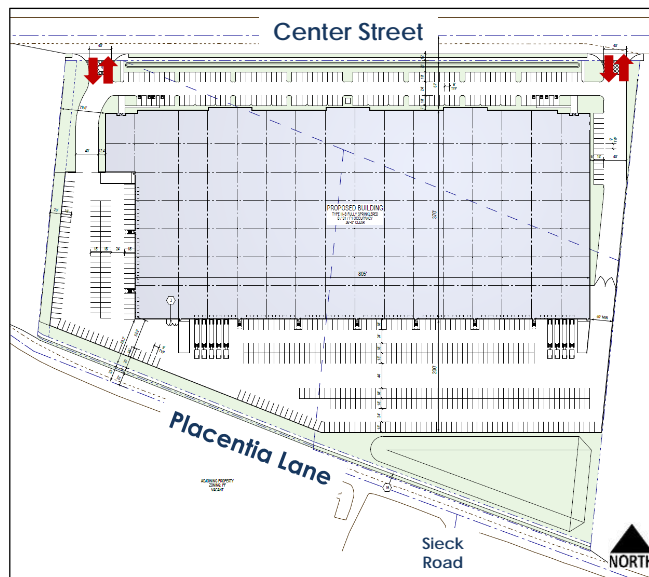
SITE PLAN



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ALTERNATE SITE PLAN



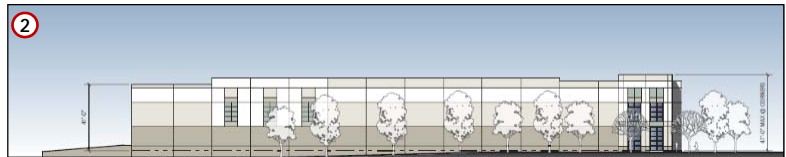
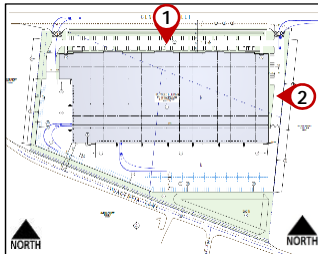
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BUILDING ELEVATIONS



North Elevation (Center Street)



East Elevation



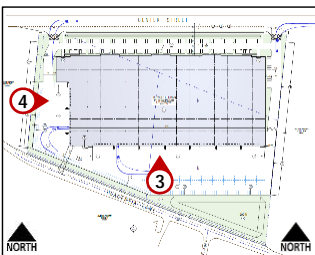
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BUILDING ELEVATIONS



South Elevation (Placentia Lane)



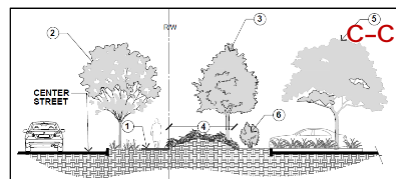
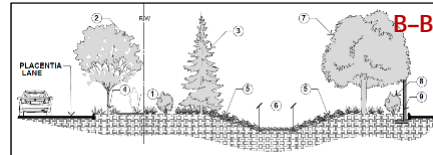
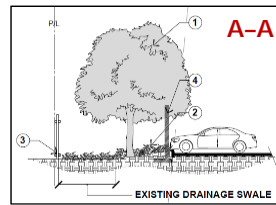
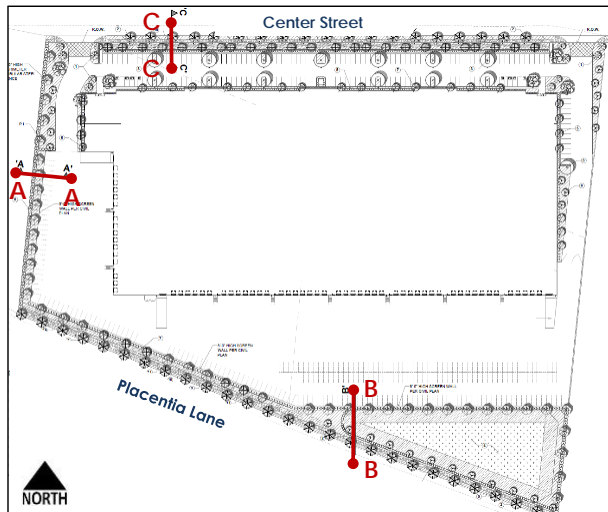
West Elevation



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

That the Utility Services/Land Use/Energy Development Committee:

1. Recommend that the City Council uphold the decision of the City Planning Commission 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 adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to CEQA Section 21081.6; and
2. Recommend denial of the appeal and uphold the City Planning Commission approval of Planning Cases P14-1033 (Design Review) and P14-1034 (Lot Line Adjustment), based on the findings outlined in the staff report and subject to the conditions of approval.

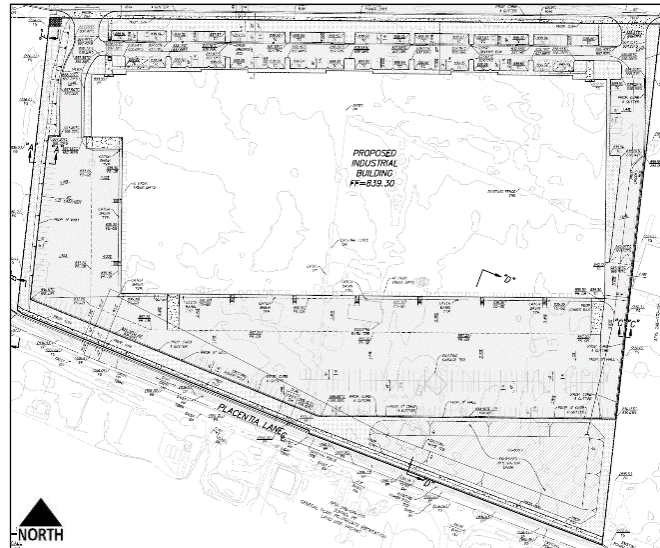
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CONCEPTUAL GRADING PLAN

REFERENCE

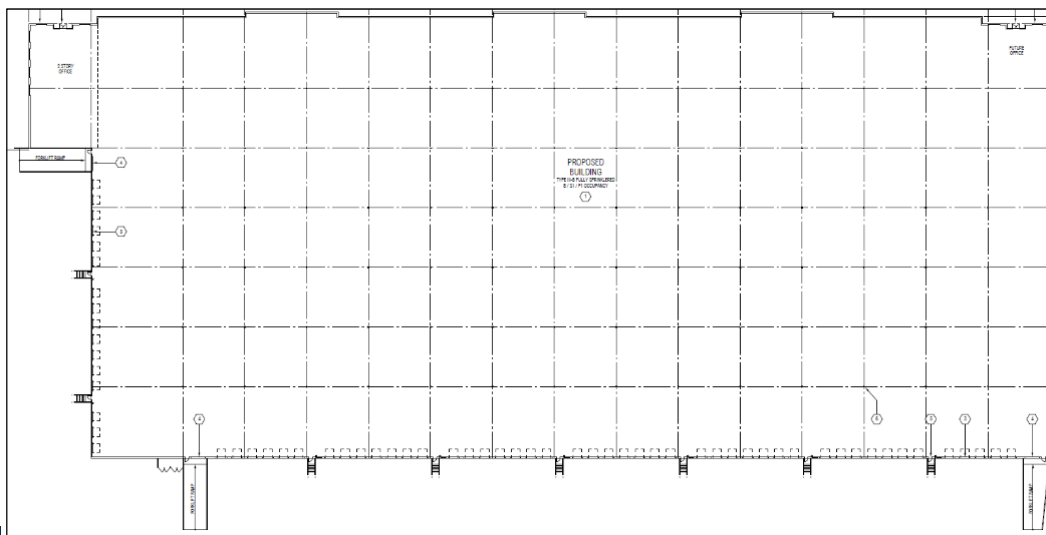


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FLOOR PLAN

REFERENCE

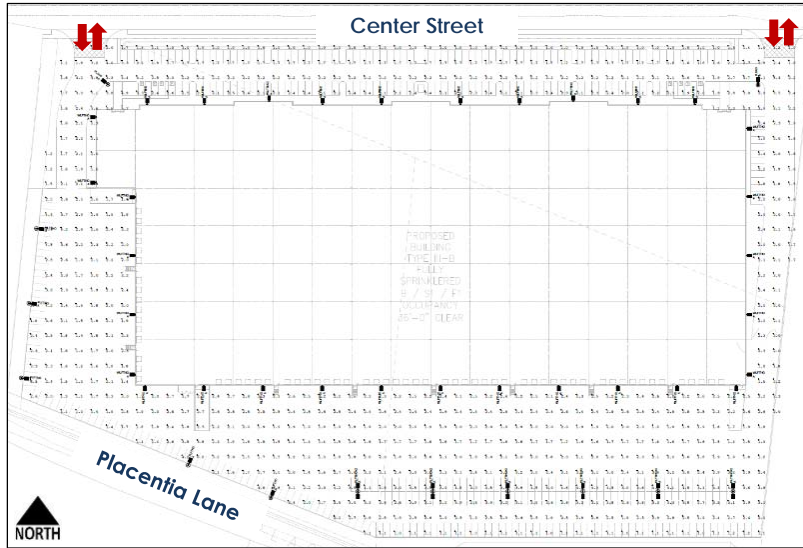


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PHOTOMETRIC SITE PLAN

REFERENCE

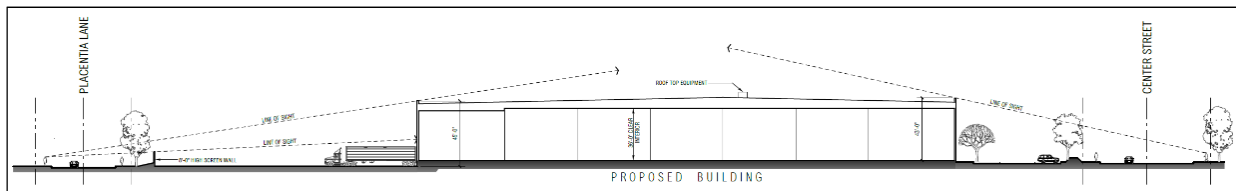


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LINE OF SITE STUDY

REFERENCE



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MATERIALS LEGEND

REFERENCE

FINISH SCHEDULE



1. FIELD COLOR: SHERWIN WILLIAMS SW 7014 ELDER WHITE



2. FIELD COLOR: SHERWIN WILLIAMS SW 7015 REPOSE GRAY



3. ACCENT COLOR: SHERWIN WILLIAMS 7016 MINDFUL GRAY



4. BASE FIELD ACCENT COLOR: SHERWIN WILLIAMS SW 7018 DOVETAIL



5. ACCENT COLOR: SHERWIN WILLIAMS SW 6206 OYSTER BAY



6. GLAZING: MONOLITHIC 1/4" MONOLITHIC 1/4" PPG SOLARCOOL PACIFICA REFLECTIVE #2 IN CLEAR ANODIZED ALUMINUM STOREFRONT. THE MAXIMUM ALLOWABLE REFLECTANCE OF GLASS SHALL BE 25%.



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