



CENTRAL AT SYCAMORE

P18-0028 (RZ), P18-0034 (PM), P18-0031 (CUP),
P18-0032 (CUP) and P18-0033 (DR)

Community & Economic Development Department

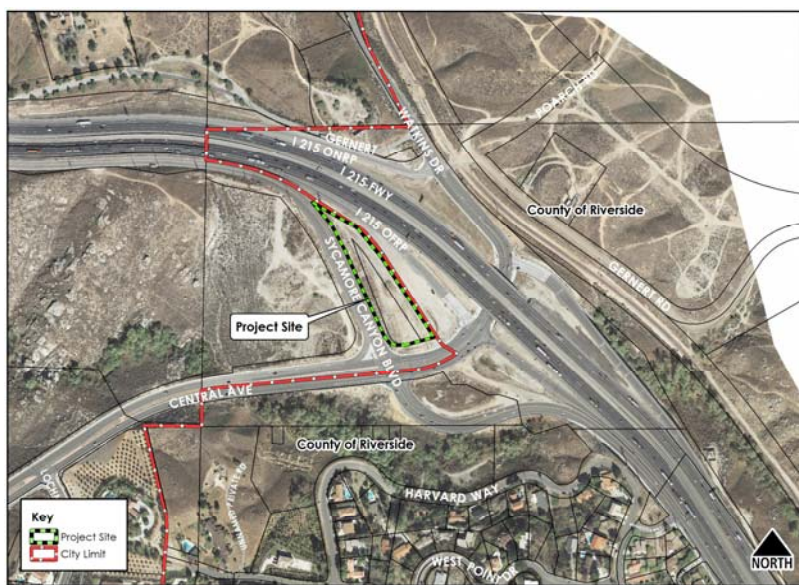
Planning Commission

Agenda Item: 2

April 18, 2019

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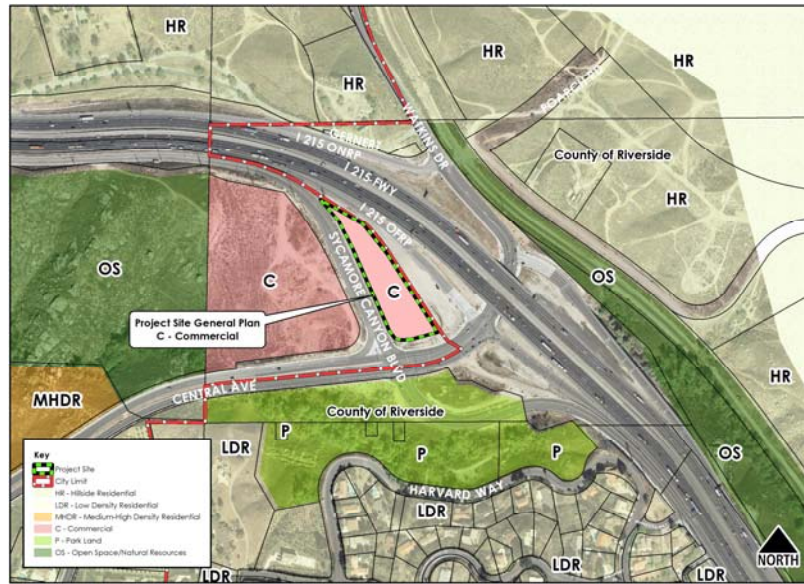
LOCATION MAP



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GENERAL PLAN MAP



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EXISTING/PROPOSED ZONING MAP

EXISTING ZONING



PROPOSED ZONING



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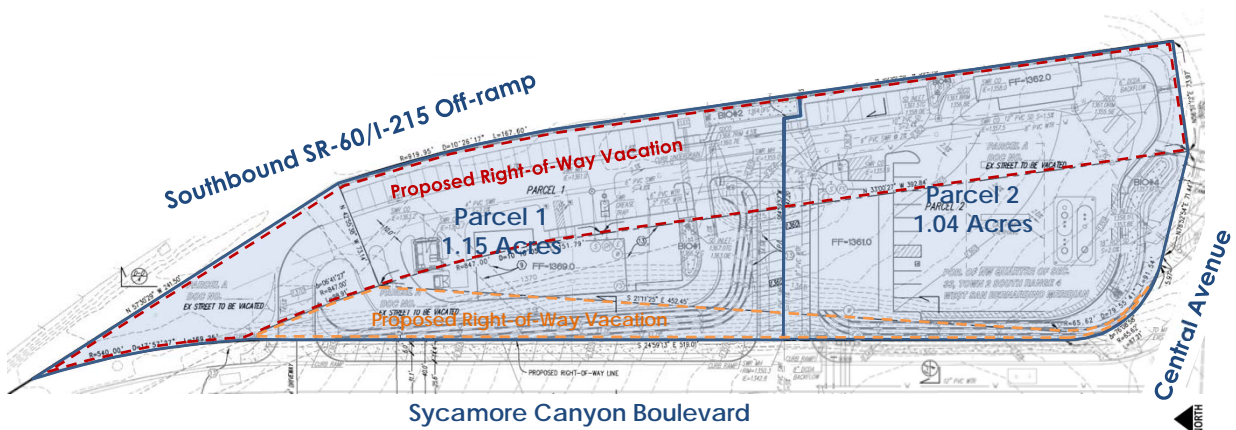
EXISTING SITE PHOTOS



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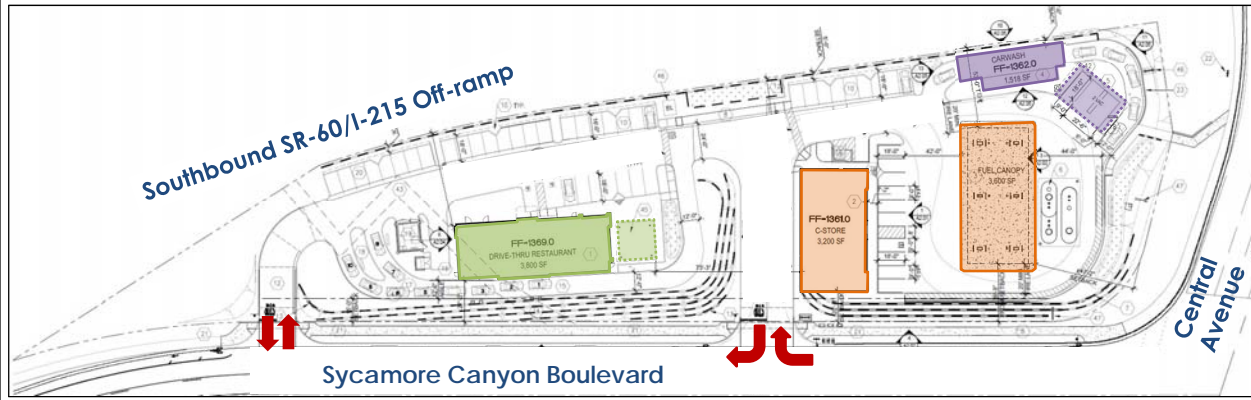
TENTATIVE PARCEL MAP



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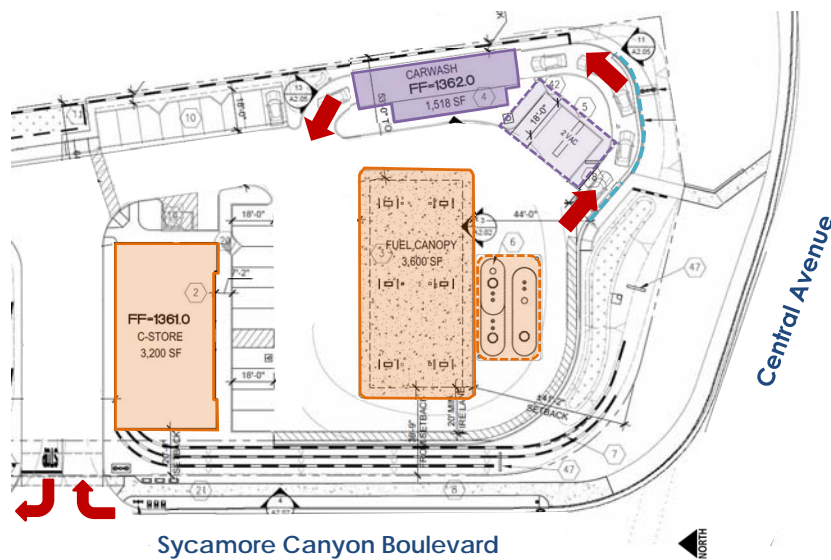
OVERALL SITE PLAN



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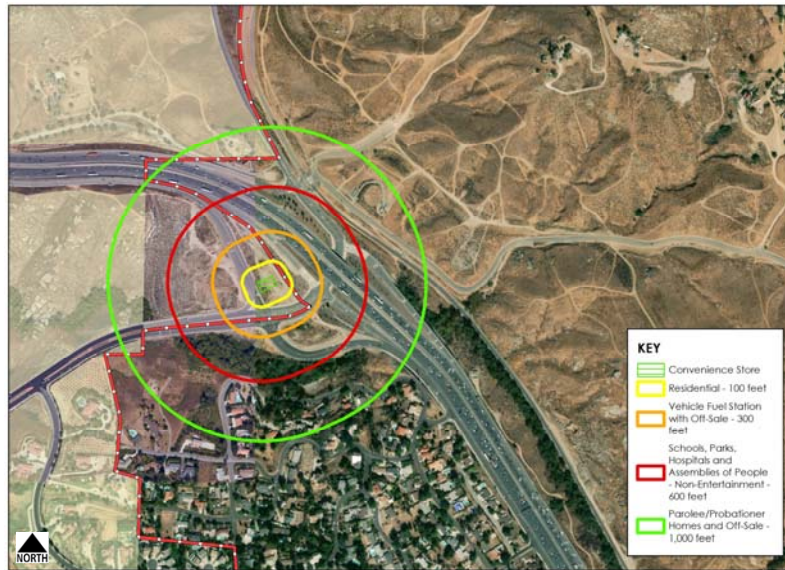
VEHICLE FUELING STATION AND VEHICLE WASH FACILITY



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BEER AND WINE - SEPARATION REQUIREMENTS



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VEHICLE FUELING STATION – CONVENIENCE STORE ELEVATIONS



South (Central Avenue)



East (Freeway)



West (Sycamore Canyon Boulevard)



North (Project Driveway)



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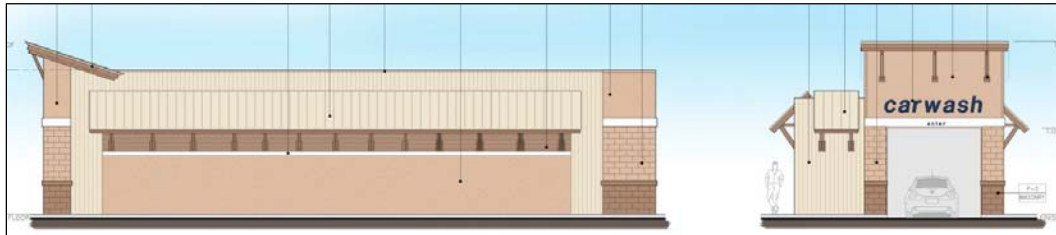
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VEHICLE FUELING STATION – CAR WASH ELEVATIONS



West (Sycamore Canyon Boulevard)

North (Freeway)



East (Freeway)

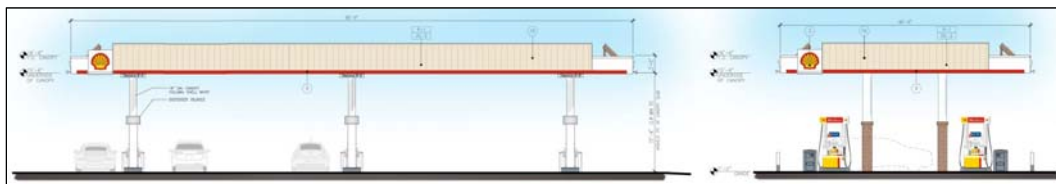
South (Central Avenue)

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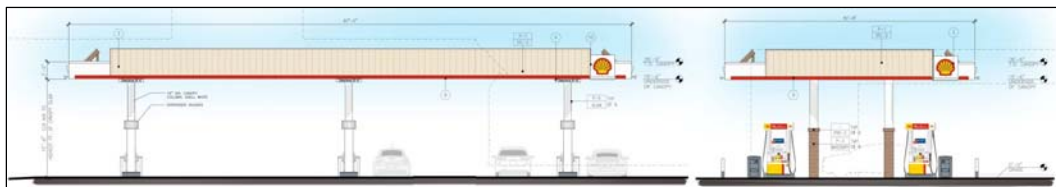
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VEHICLE FUELING STATION – FUEL CANOPY ELEVATIONS



North (Convenience Store)

West (Sycamore Canyon Boulevard)



South (Central Avenue)

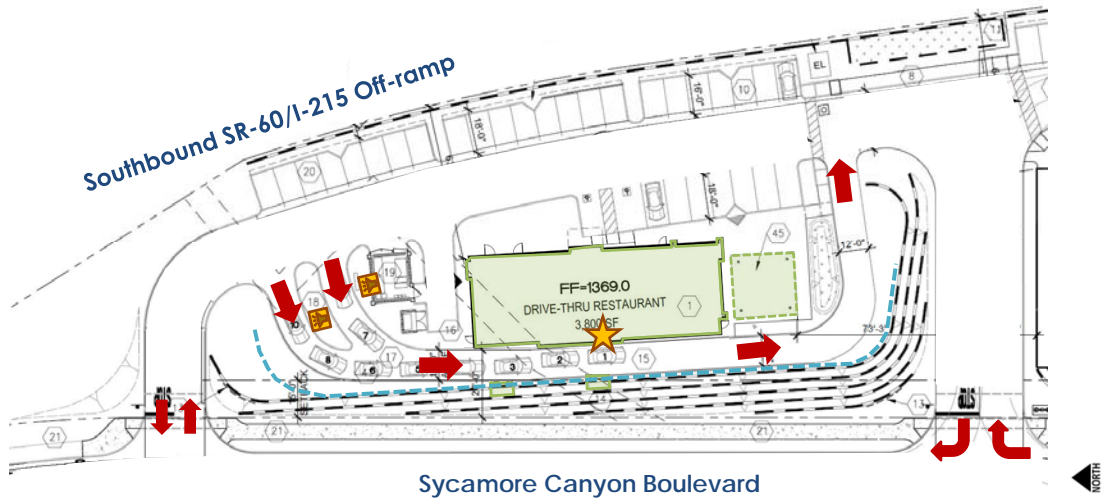
East (Car Wash)

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DRIVE-THRU RESTAURANT



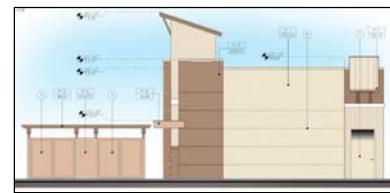
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DRIVE-THRU RESTAURANT ELEVATIONS



West (Freeway)



North (Freeway)



East (Sycamore Canyon Boulevard)



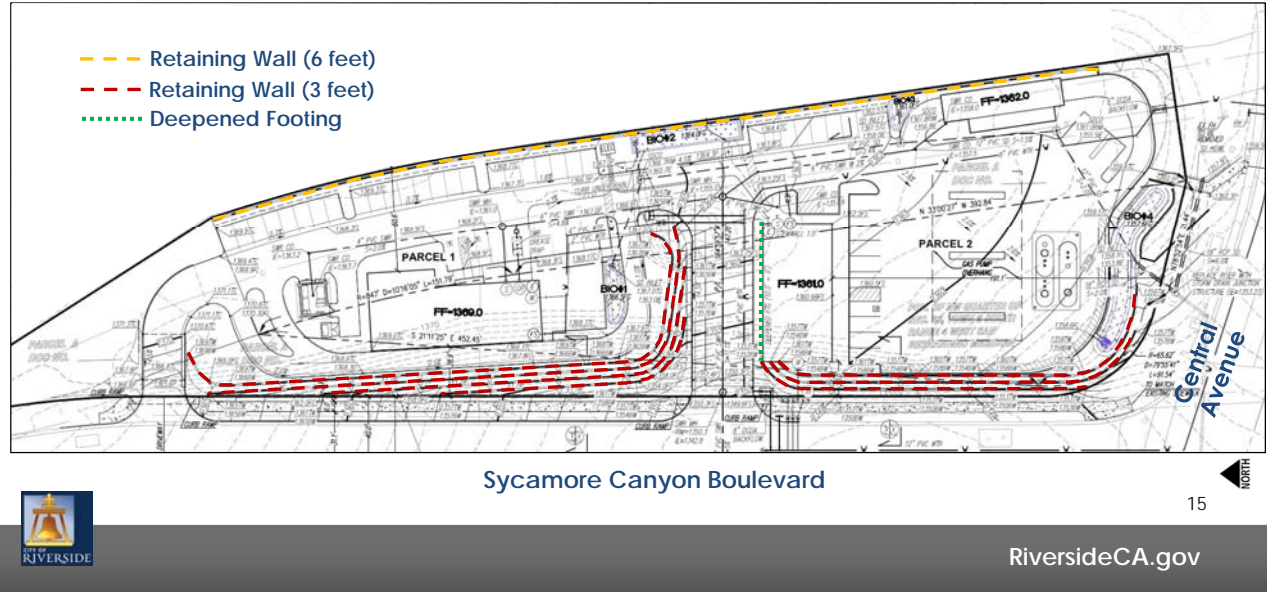
South (Project Driveway)



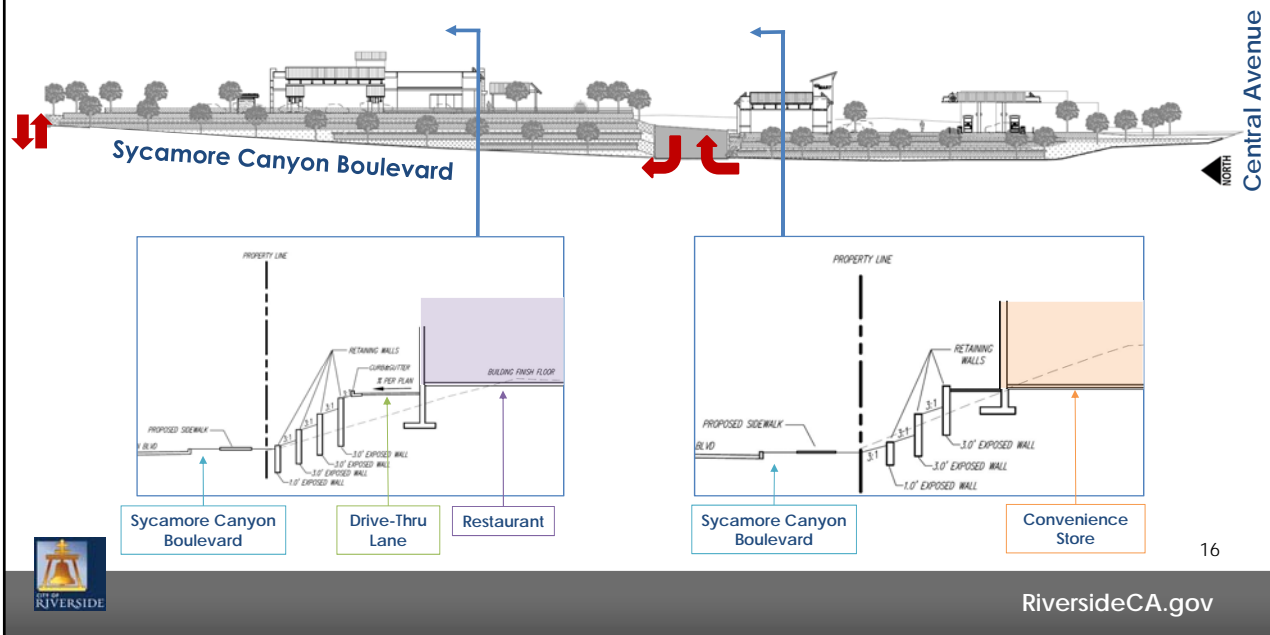
14

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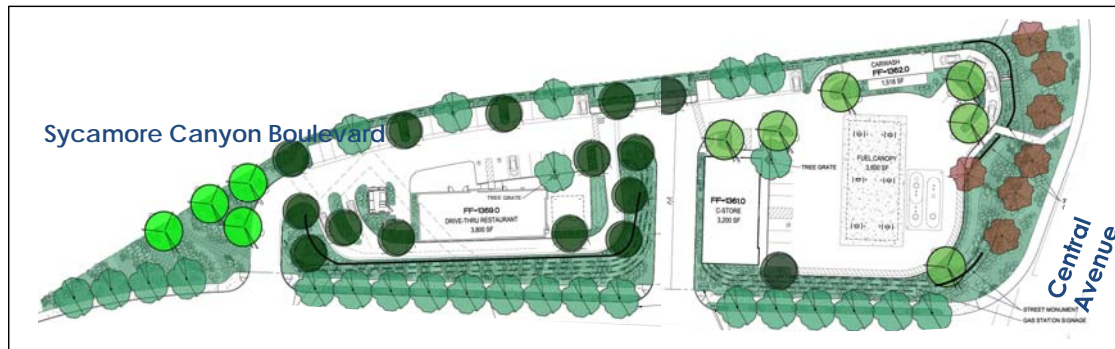
GRADING AND RETAINING WALLS



SITE ELEVATION AND SECTIONS



CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND that the 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 adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND that the City Council APPROVE** Planning Cases: P18-0028 (Zoning Code Map Amendment), P18-0034 (Tentative Parcel Map), P18-0031 (Conditional Use Permit – Vehicle Fuel Station with Off-Sale of Beer and Wine/Vehicle Wash Facility), P18-0032 (Conditional Use Permit – Drive-Thru Restaurant), and P18-0033 (Design Review), based on the attached findings and subject to the recommended conditions.

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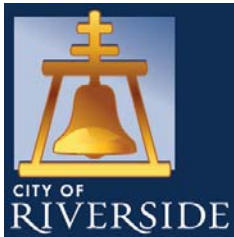
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CENTRAL AT SYCAMORE



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Central at Sycamore

P18-0028 (RZ), P18-0034 (PM), P18-0031 (CUP),
P18-0032 (CUP) and P18-0033 (DR)

Community & Economic Development Department

Planning Commission

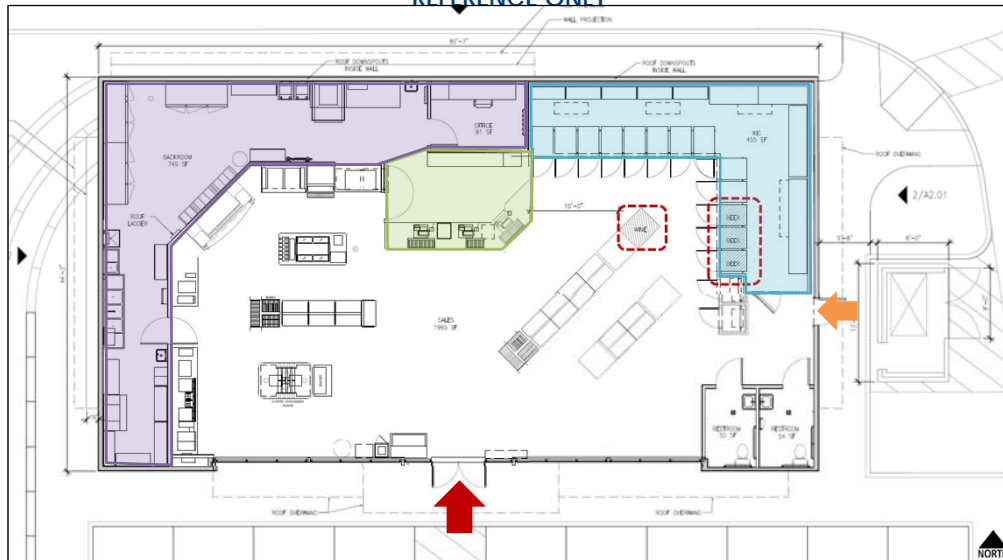
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VEHICLE FUELING STATION – CONVENIENCE STORE FLOOR PLAN

REFERENCE ONLY



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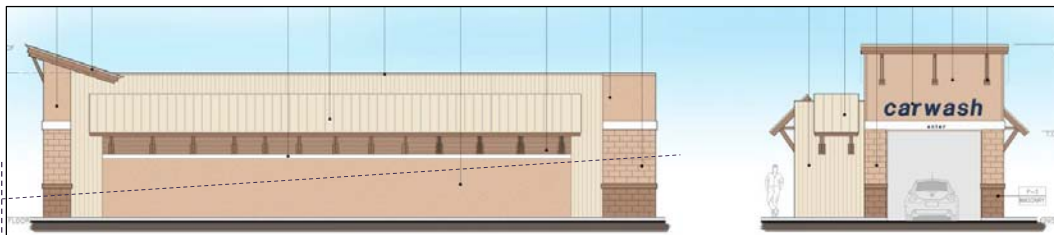
VEHICLE FUELING STATION – CAR WASH ELEVATIONS

REFERENCE ONLY



West (Sycamore Canyon Boulevard)

North (Freeway)



East (Freeway)

South (Central Avenue)



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