



LINCOLN VILLAGE COMMERCIAL

P17-0494 (GPA), P17-0495 (RZ), P18-0986 (CUP), P18-0987 (CUP), P18-0988 (PM), P18-0989 (VR), P18-0990 (DR), and P18-0991 (PCORN)

Community & Economic Development Department

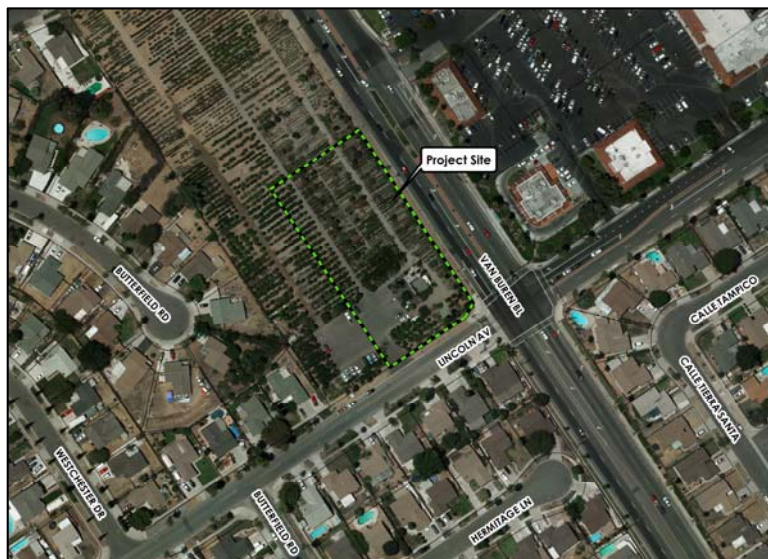
Planning Commission

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October 3, 2019

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LOCATION MAP



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EXISTING/PROPOSED GENERAL PLAN MAP



Existing

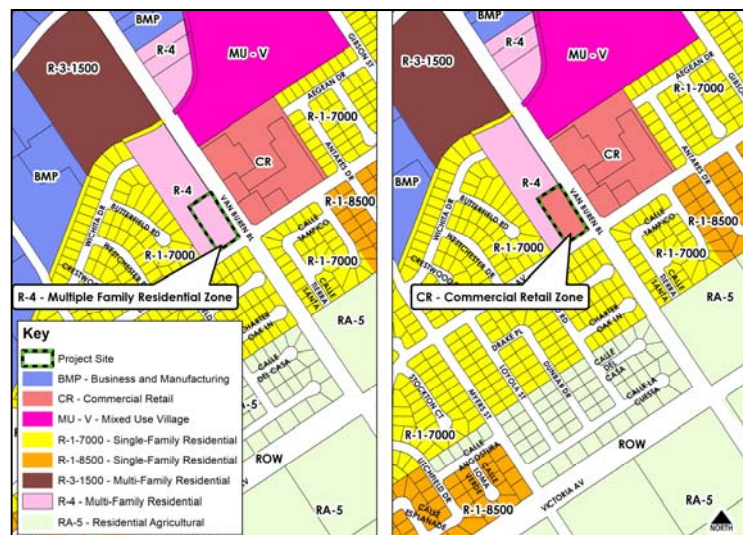
Proposed

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EXISTING/PROPOSED ZONING MAP



Existing

Proposed

4



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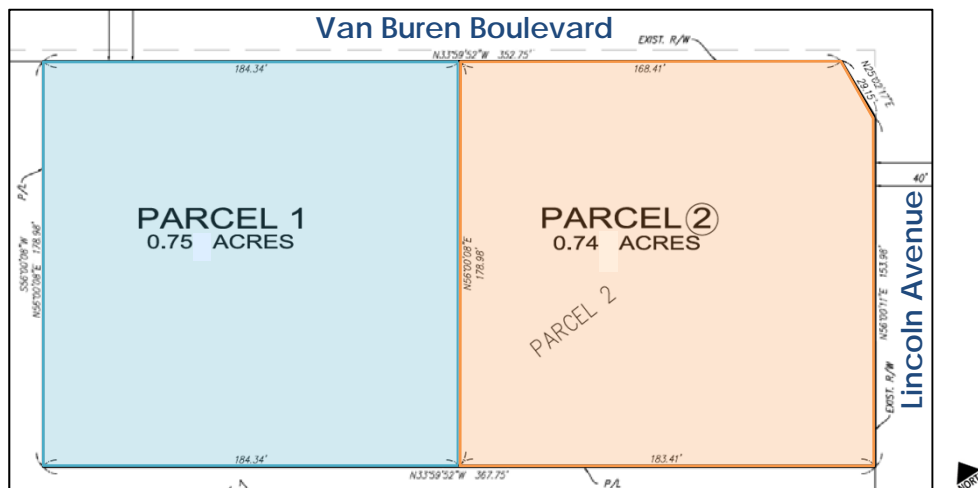
EXISTING SITE PHOTOS



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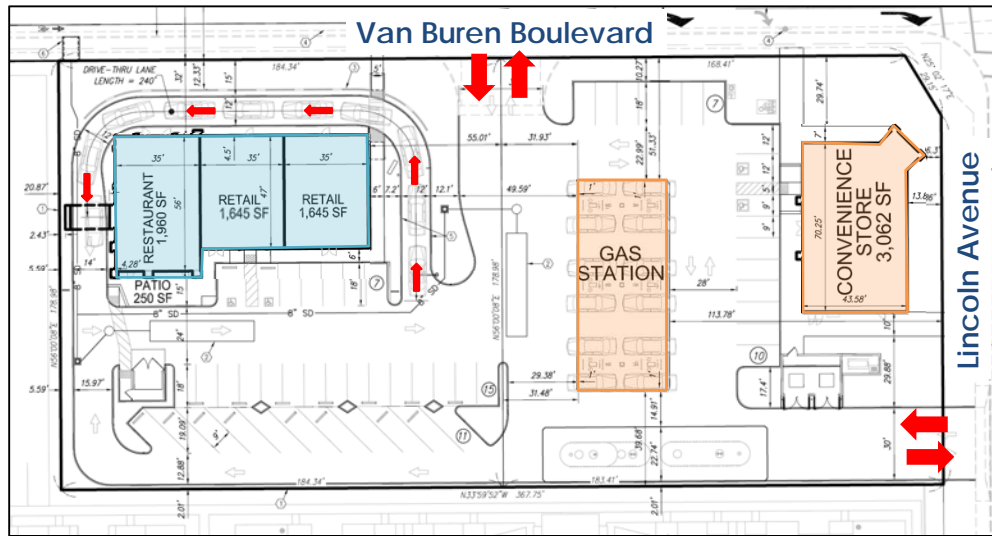
TENTATIVE PARCEL MAP



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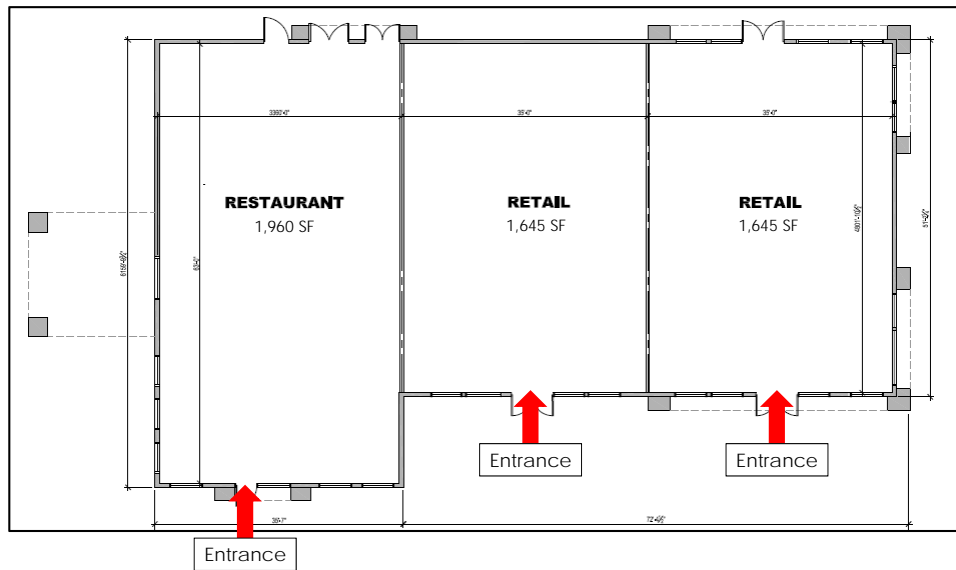
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SITE PLAN



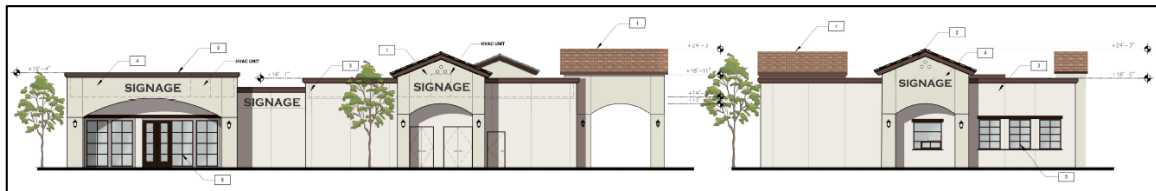
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MULTI-TENANT BUILDING – FLOOR PLAN



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MULTI-TENANT BUILDING ELEVATIONS



East (Van Buren Boulevard)

North



South (Lincoln Avenue)

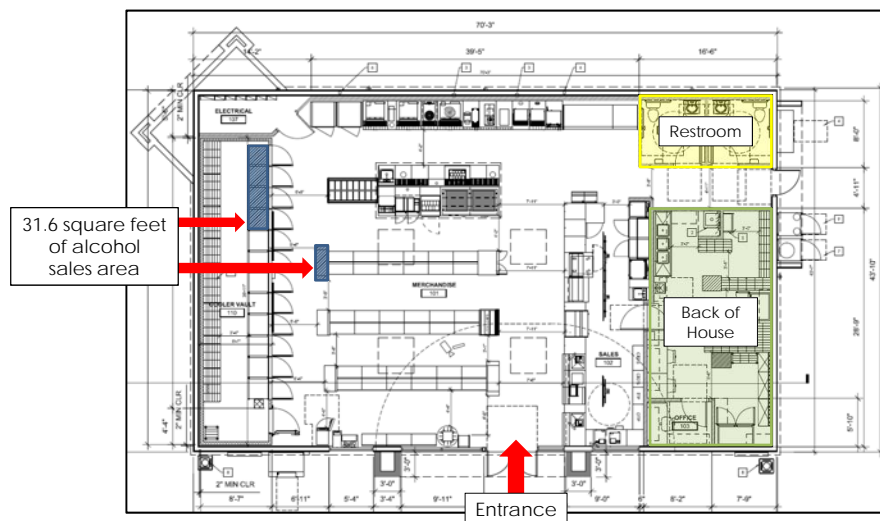
West



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VEHICLE FUEL STATION – FLOOR PLAN



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VEHICLE FUELING STATION – CONVENIENCE STORE ELEVATIONS



North



East (Van Buren Boulevard)



South (Lincoln Avenue)



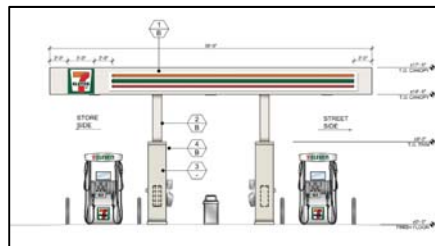
West



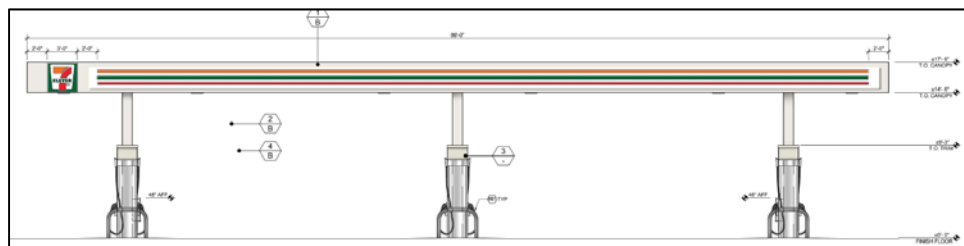
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VEHICLE FUELING STATION – FUEL CANOPY ELEVATIONS



East and West



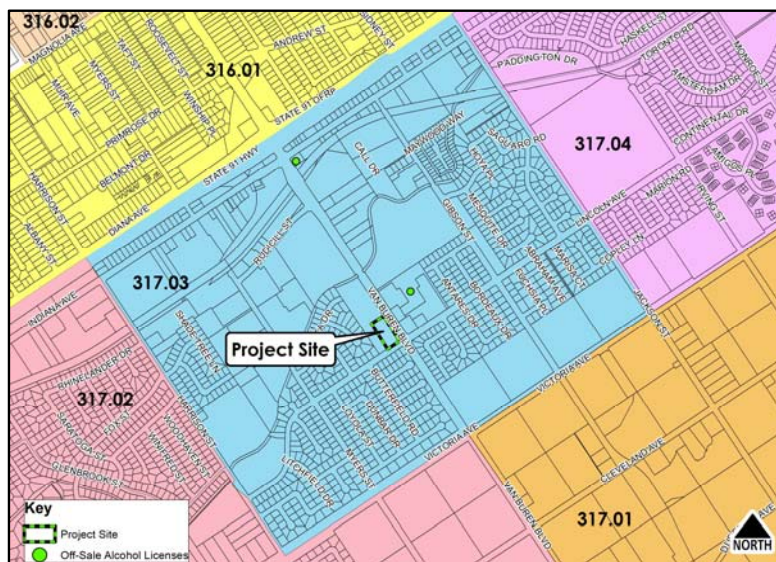
North and South



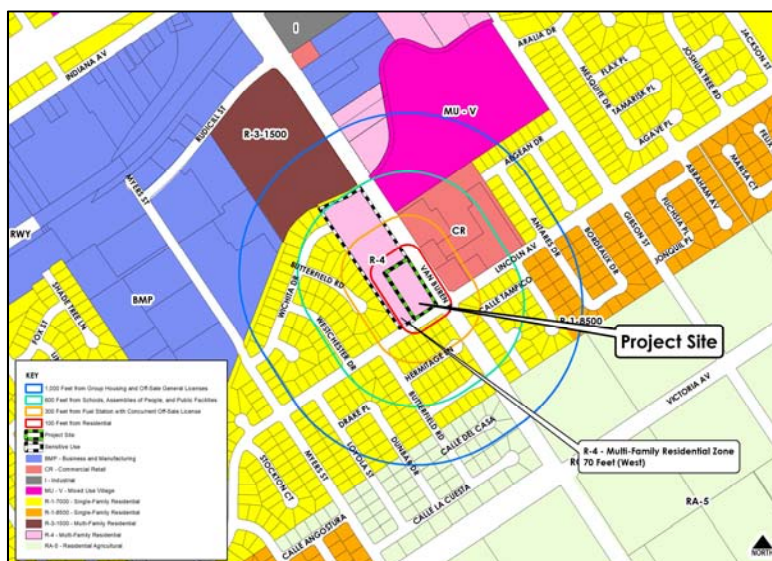
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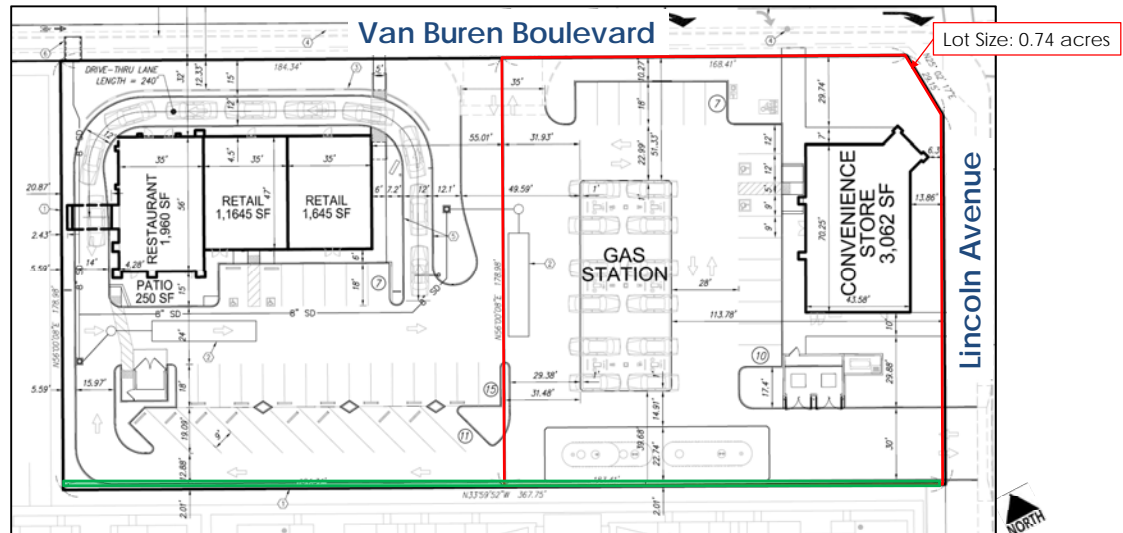


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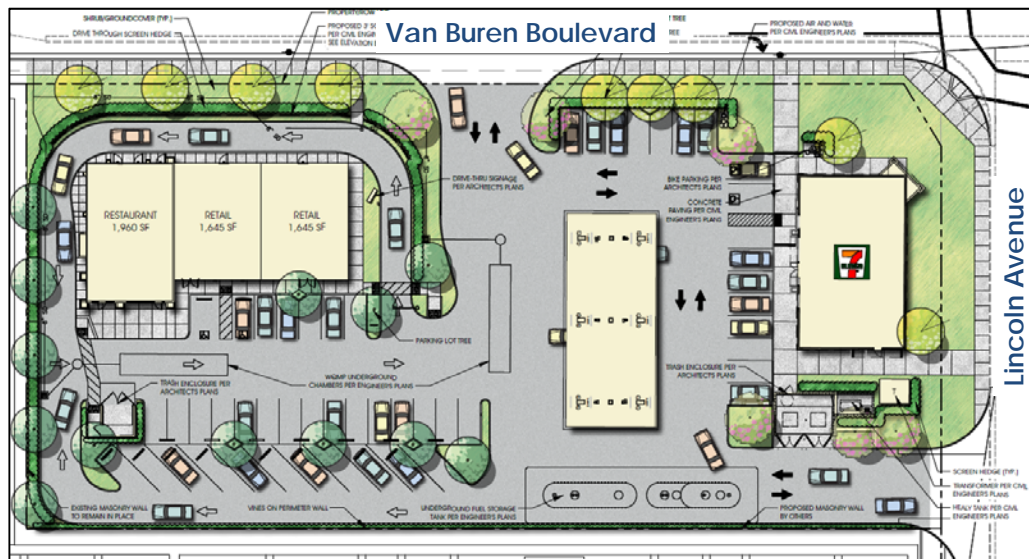
VARIANCE / MODIFICATION



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

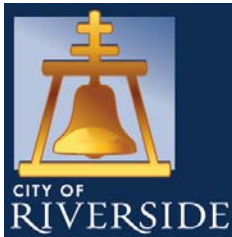
That the Planning Commission:

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 recommend that the City Council adopt a Mitigated Negative Declaration (MND) and Mitigation and Monitoring Reporting Program (MMRP); and
2. **RECOMMEND that the City Council APPROVE** Planning Cases P17-0494 (General Plan Amendment), P17-0495 (Zoning Code Amendment), P18-0986 (Conditional Use Permit), P18-0987 (Conditional Use Permit), P18-0988 (Parcel Map), P18-0989 (Variance), P18-0990 (Design Review), and P18-0991 (Determination of Public Convenience or Necessity), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions .



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LINCOLN VILLAGE COMMERCIAL

P17-0494 (GPA), P17-0495 (RZ), P18-0986 (CUP), P18-0987 (CUP), P18-0988 (PM), P18-0989 (VR), P18-0990 (DR), and P18-0991 (PCORN)

Community & Economic Development Department

Planning Commission

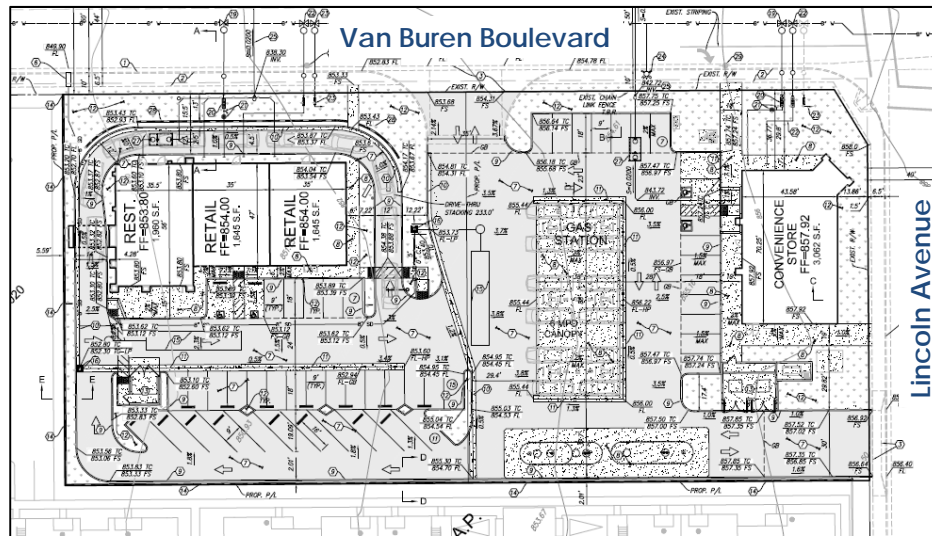
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CONCEPTUAL GRADING PLAN

(REFERENCE ONLY)



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