



## Eco Plaza Commercial Center

P18-0189 (Conditional Use Permit), P18-0190 (Conditional Use Permit)  
and P18-0191 (Design Review)

Community & Economic Development Department

Planning Commission

Agenda Item: 6

March 5, 2020

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## LOCATION MAP

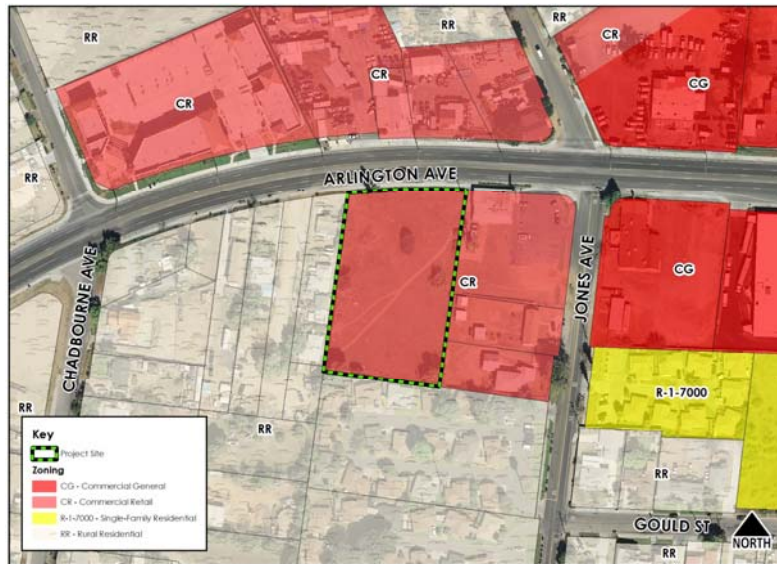


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## ZONING MAP



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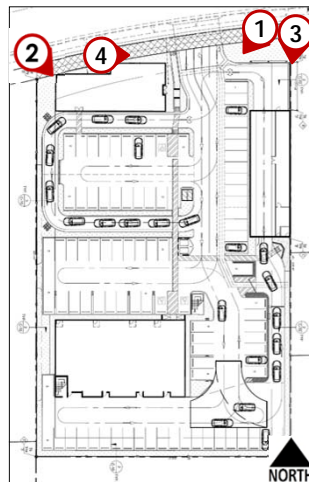
## EXISTING SITE PHOTOS



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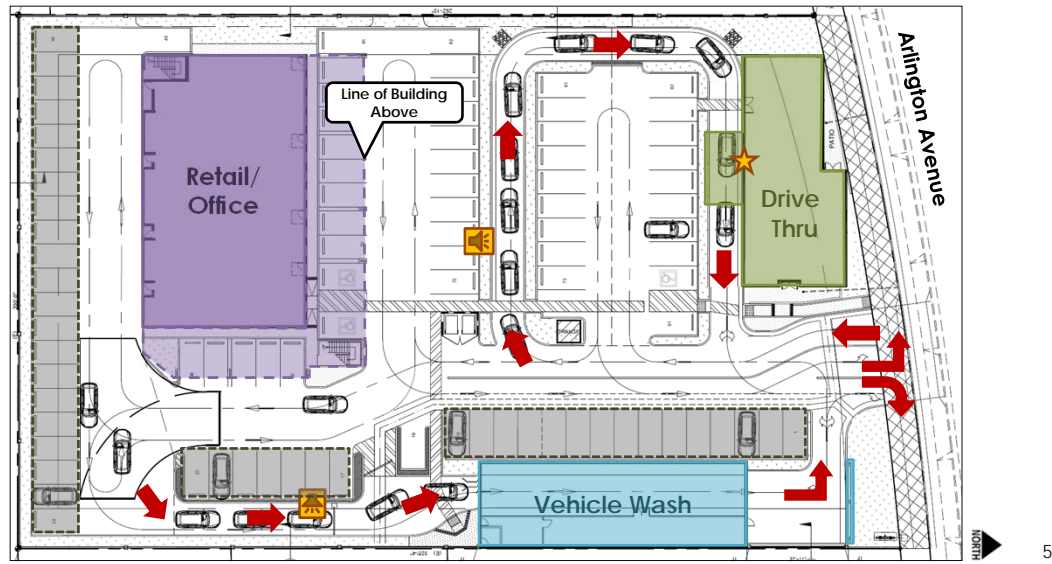


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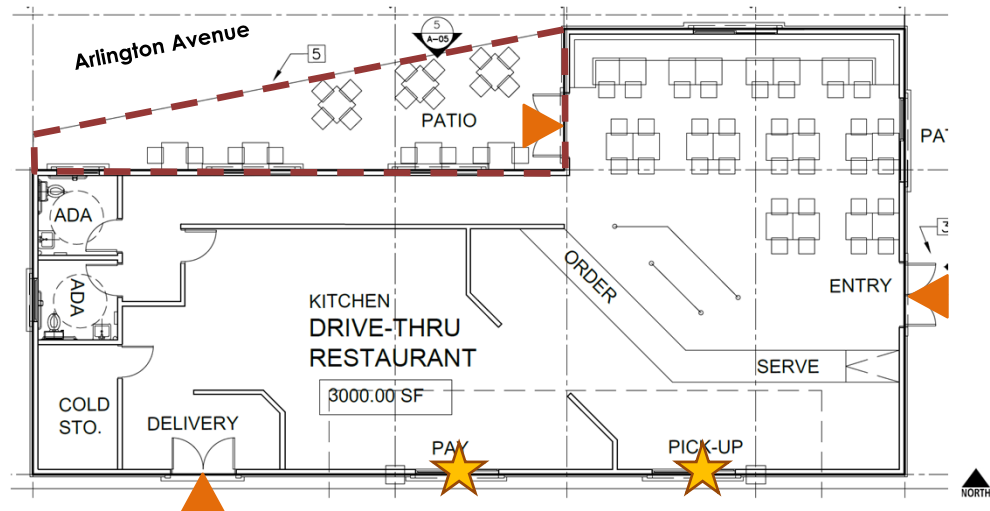
## SITE PLAN



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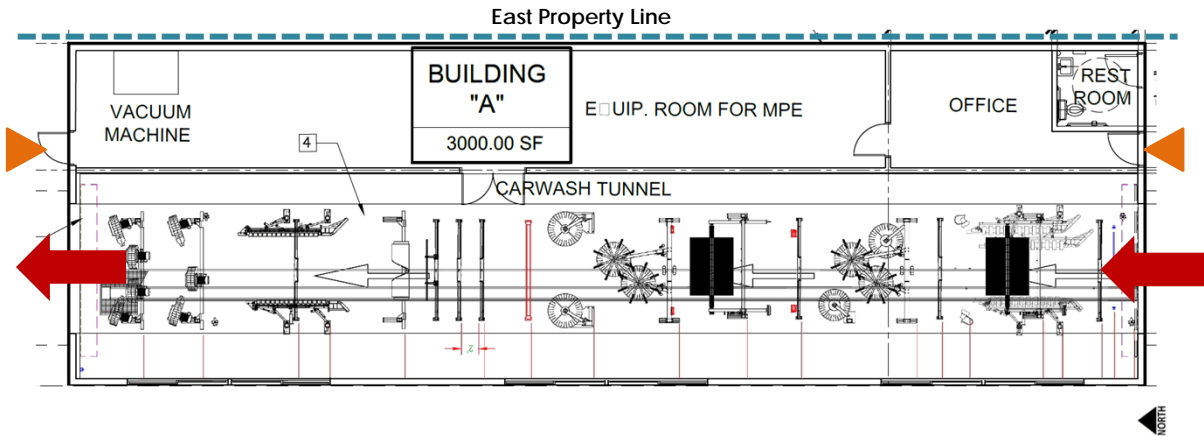
## DRIVE-THRU RESTAURANT FLOOR PLAN



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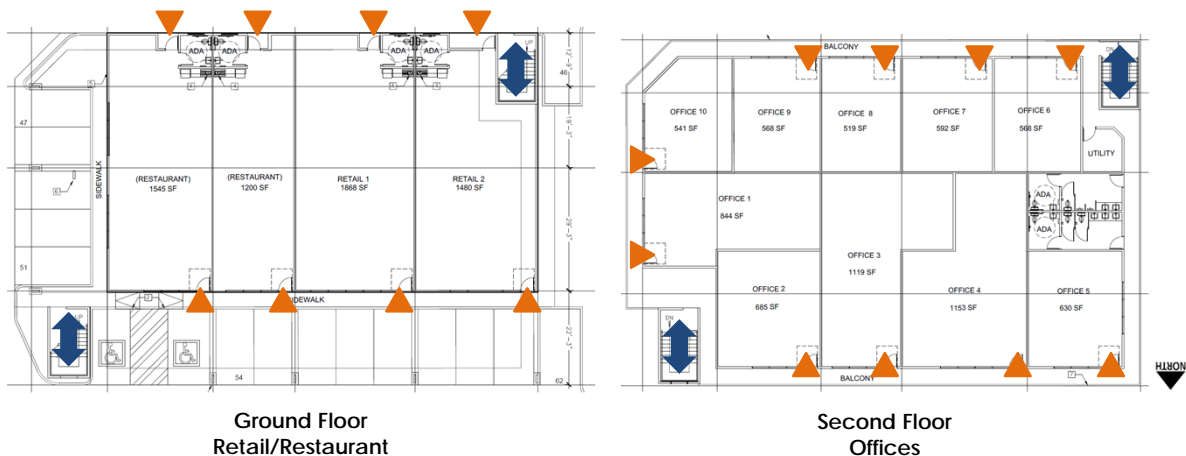
## VEHICLE WASH FACILITY FLOOR PLAN



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## RETAIL/OFFICE BUILDING FLOOR PLANS



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## DRIVE-THRU RESTAURANT ELEVATIONS



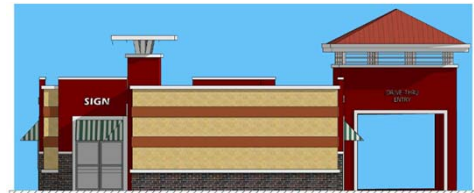
North Elevation (Arlington Avenue)



East Elevation (Project Driveway)



South Elevation (Site Interior)



West Elevation (Arlington Avenue)



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## VEHICLE WASH FACILITY ELEVATIONS



North Elevation (Arlington Avenue)



West Elevation (Project interior)



South Elevation (Site Interior)



East Elevation (Adjacent property)



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## RETAIL/OFFICE BUILDING ELEVATIONS



North Elevation (Arlington Avenue)



East Elevation (Project interior)



South Elevation (Project interior)



West Elevation (Project interior)



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## PERSPECTIVE RENDERINGS



Looking southeast



Looking southwest



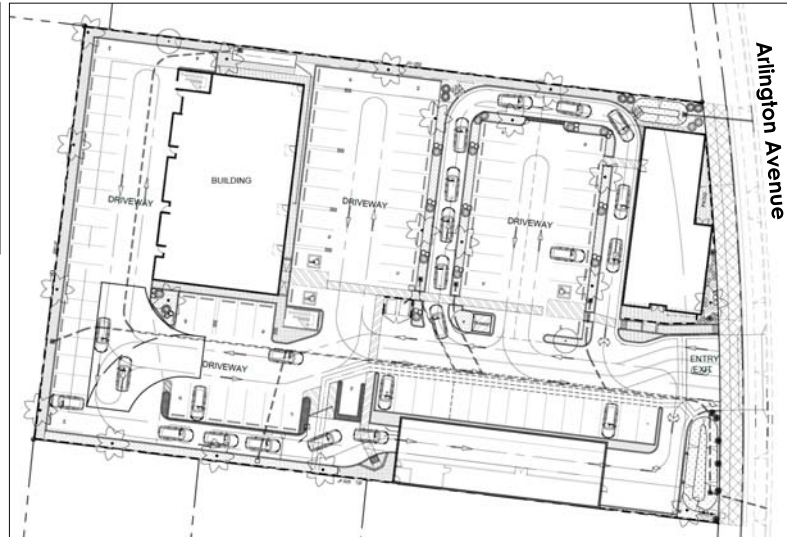
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## CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE LEGEND:		
SYMBOL	DESCRIPTION	AREA
SOFTSCAPE / STRUCTURE		
	QUEEN PALM	19 nos.
	CALIFORNIA SYCAMORE	3 nos.
	MEDITERRANEAN FAN PALM	23 nos.
	SHRUBS	59 nos.
	GROUND COVER	2200.00 sq.ft.
	HEDGES	2000.00 sq.ft.



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## RECOMMENDATIONS

That the Planning Commission:

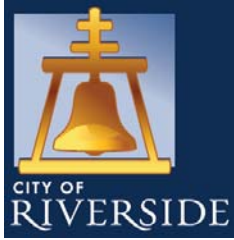
- **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
- **APPROVE** Planning Cases P18-0189 (Conditional Use Permit – Drive Thru Restaurant), P18-0190 (Conditional Use Permit - Automated Vehicle Wash Facility), and P18-0191 (Design Review) based on the findings outlined in the staff report and subject to the recommended conditions.

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## GENERAL PLAN (FOR REFERENCE ONLY)



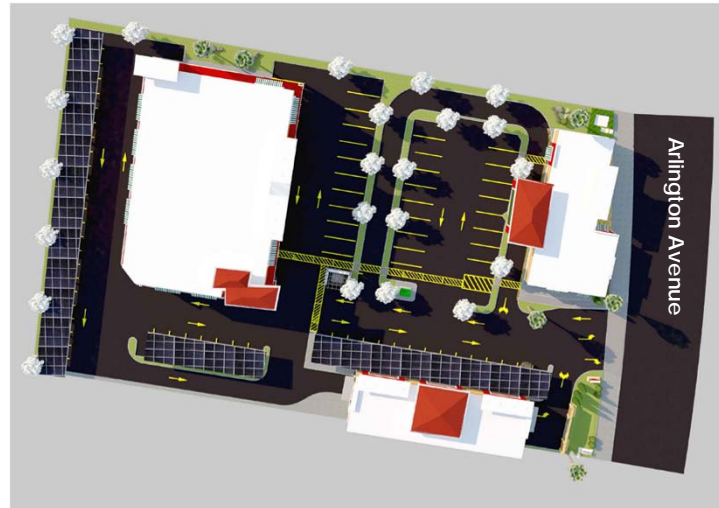
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## COLOR SITE PLAN (FOR REFERENCE ONLY)

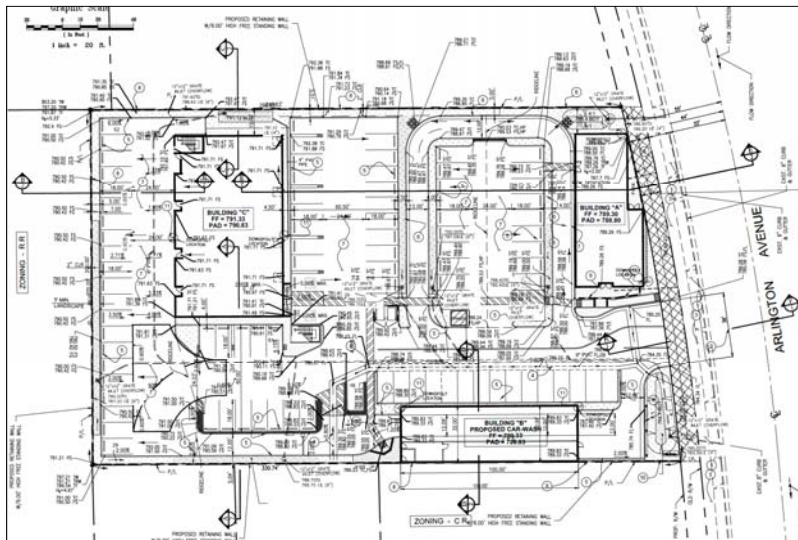


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## GRADING PLAN (FOR REFERENCE ONLY)

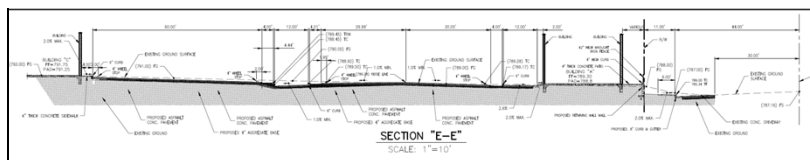
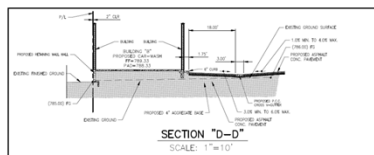
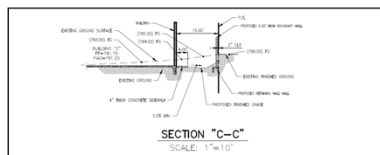
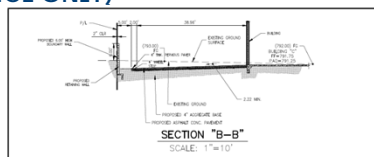
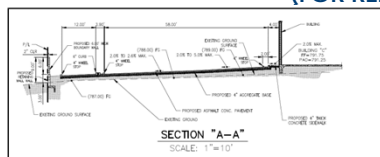


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## SITE CROSS SECTIONS



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