



## EMPIRE PHARMACY COMMERCIAL CENTER

P19-0179 (GENERAL PLAN AMENDMENT), P19-0180 (ZONING CODE MAP AMENDMENT), P19-0181 (DESIGN REVIEW) & P19-0182 (VARIANCE)

Community & Economic Development Department

City Council  
June 2, 2020

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## LOCATION MAP



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## GENERAL PLAN MAP



Existing



Proposed



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## ZONING MAP



Existing



Proposed

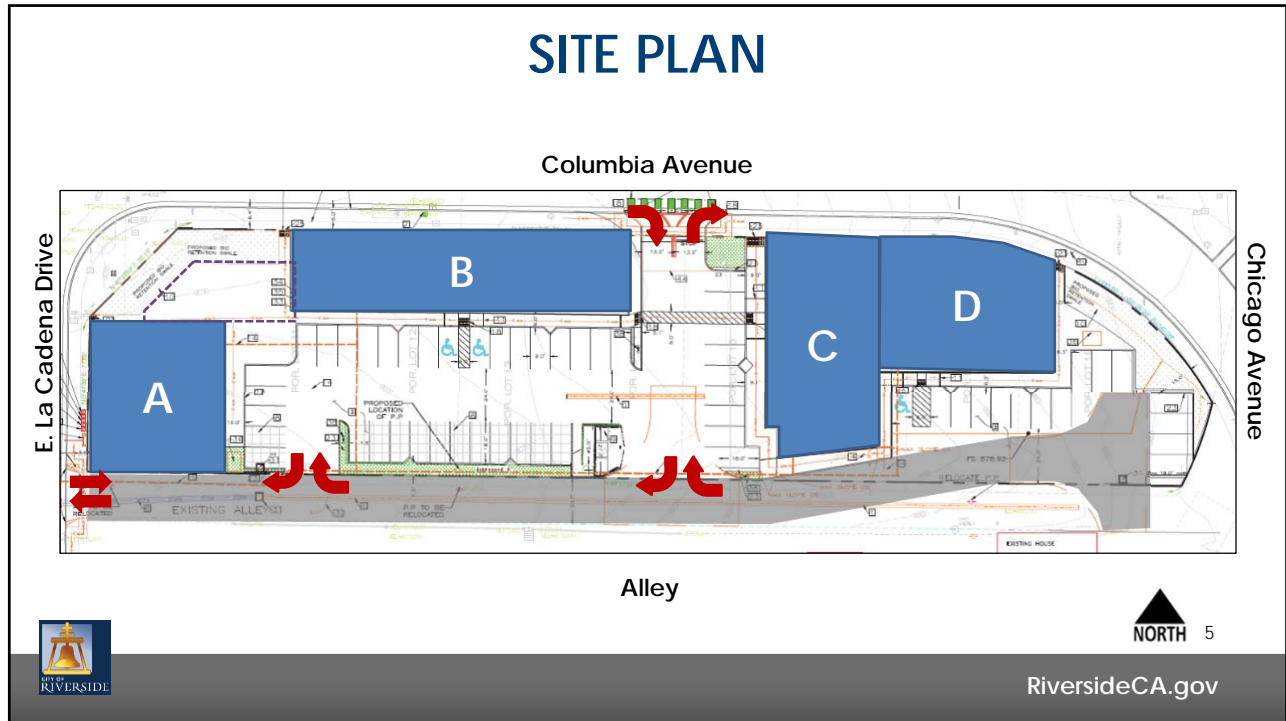


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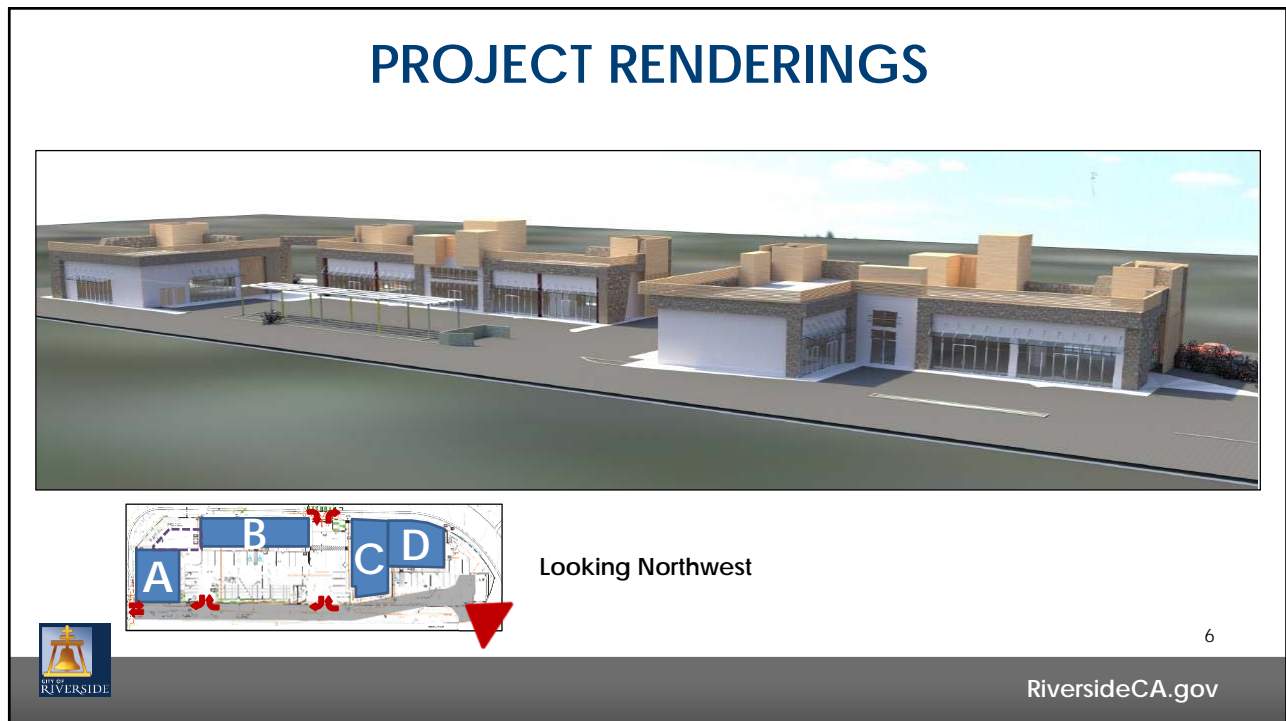


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## PROJECT RENDERINGS



Looking Southeast



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## RECOMMENDATIONS

That the City Council

1. Determine that this proposed project will not have a significant impact on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act Guidelines;
2. Approve Planning Cases P19-0179 General Plan Amendment, P19-0180 Zoning Code Map Amendment, P19-0181 Design Review and P19-0182 Variance based on the findings outlined in the attached staff report and recommended conditions of approval;



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## RECOMMENDATIONS (CONT.)

3. Adopt the attached Resolution amending the General Plan 2025 land use designation of 1.15 acres from MDR – Medium Density Residential to C – Commercial; and
4. Introduce, and subsequently adopt, the attached Ordinance amending the Zoning Map to change the zone of 1.15 acres from R-1-7000 – Single-Family Residential Zone to CR – Commercial Retail Zone.

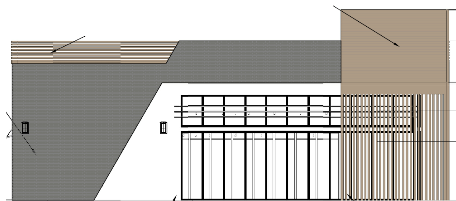


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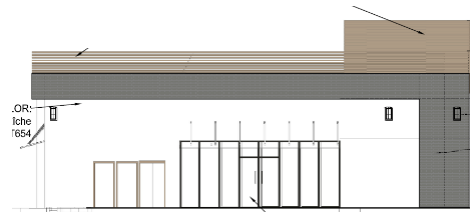
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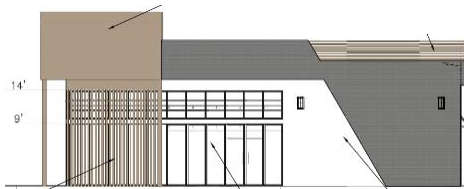
## BUILDING A – ELEVATIONS REFERENCE ONLY



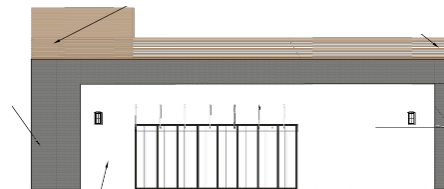
North Elevation (Columbia Avenue)



East Elevation (Project Interior)



West Elevation (E. La Cadena Drive)



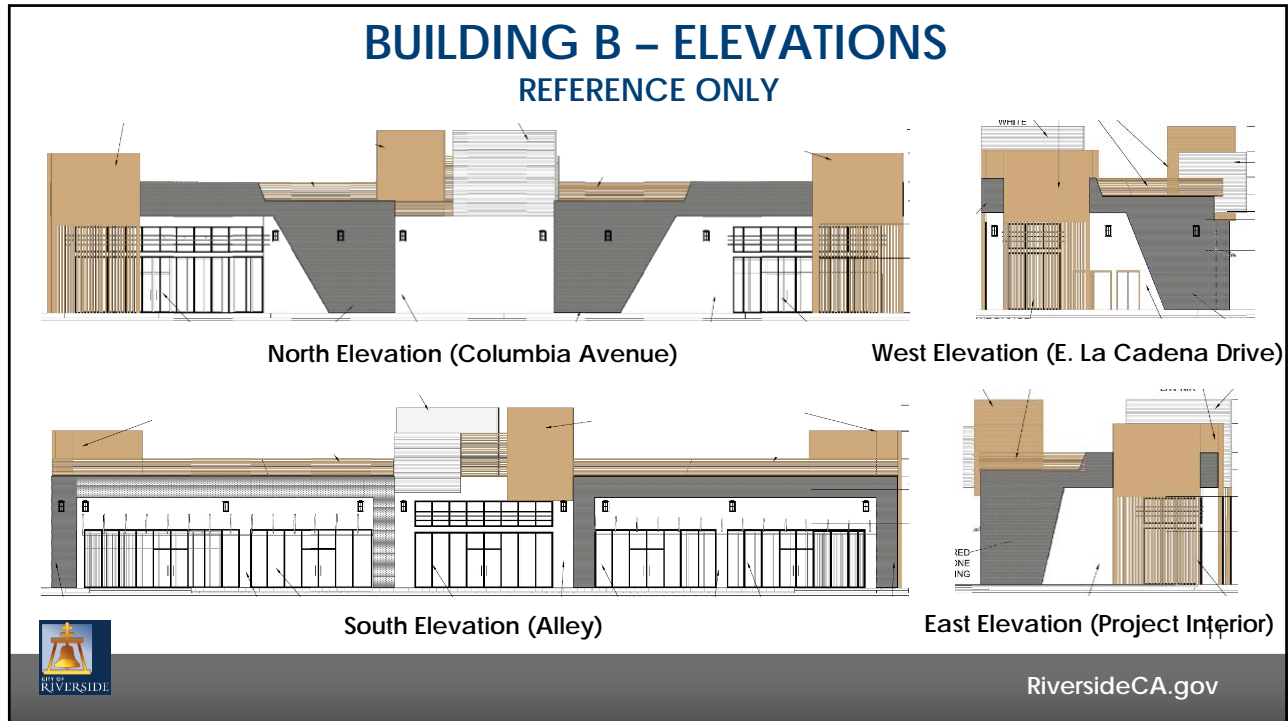
South Elevation (Alley)

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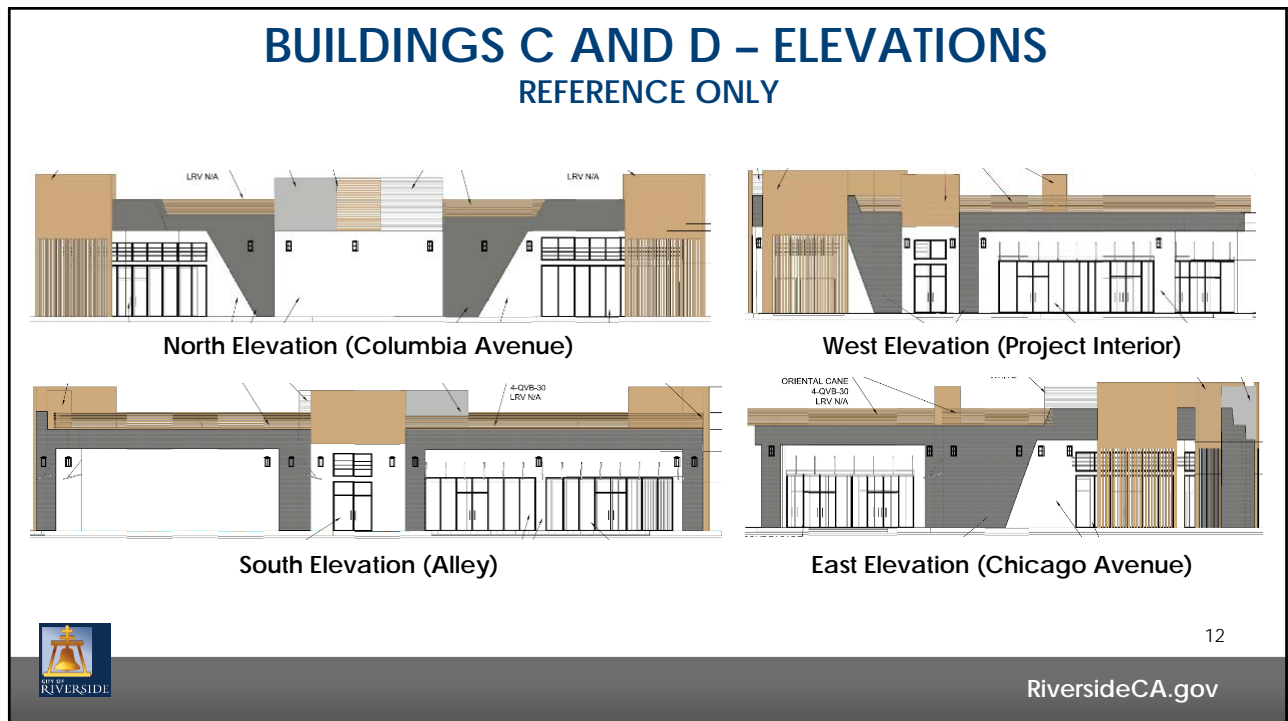


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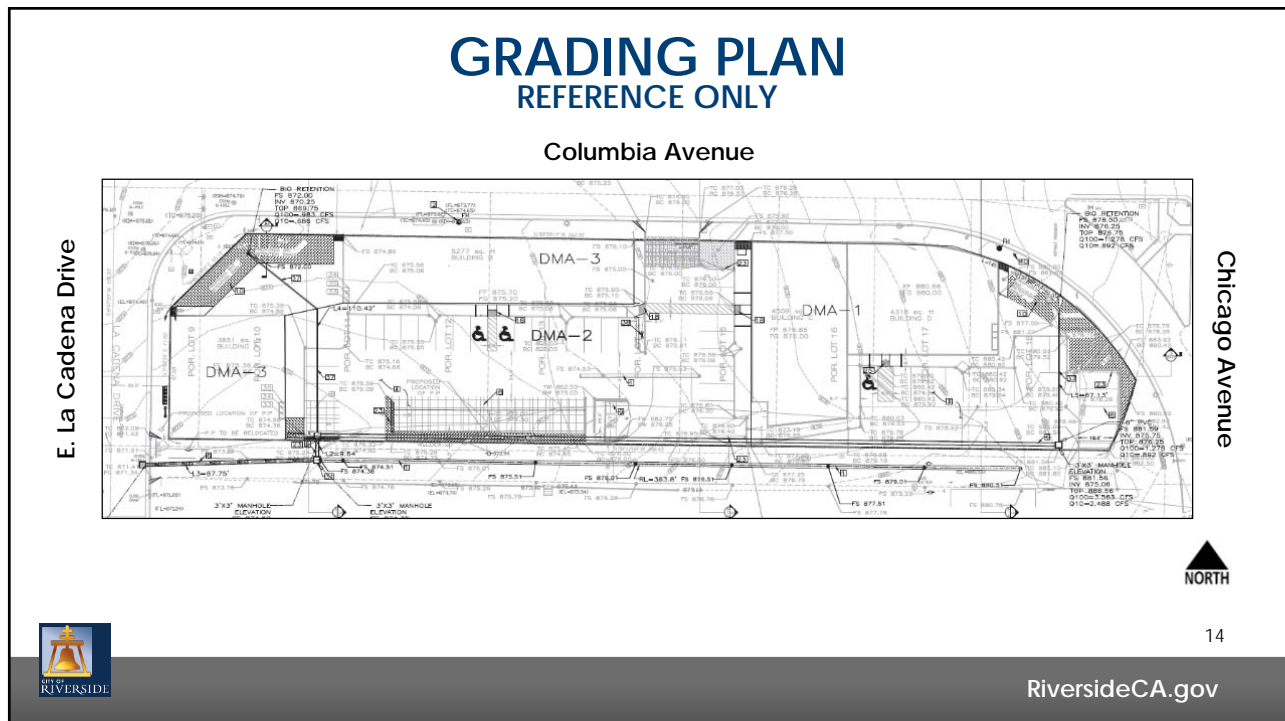
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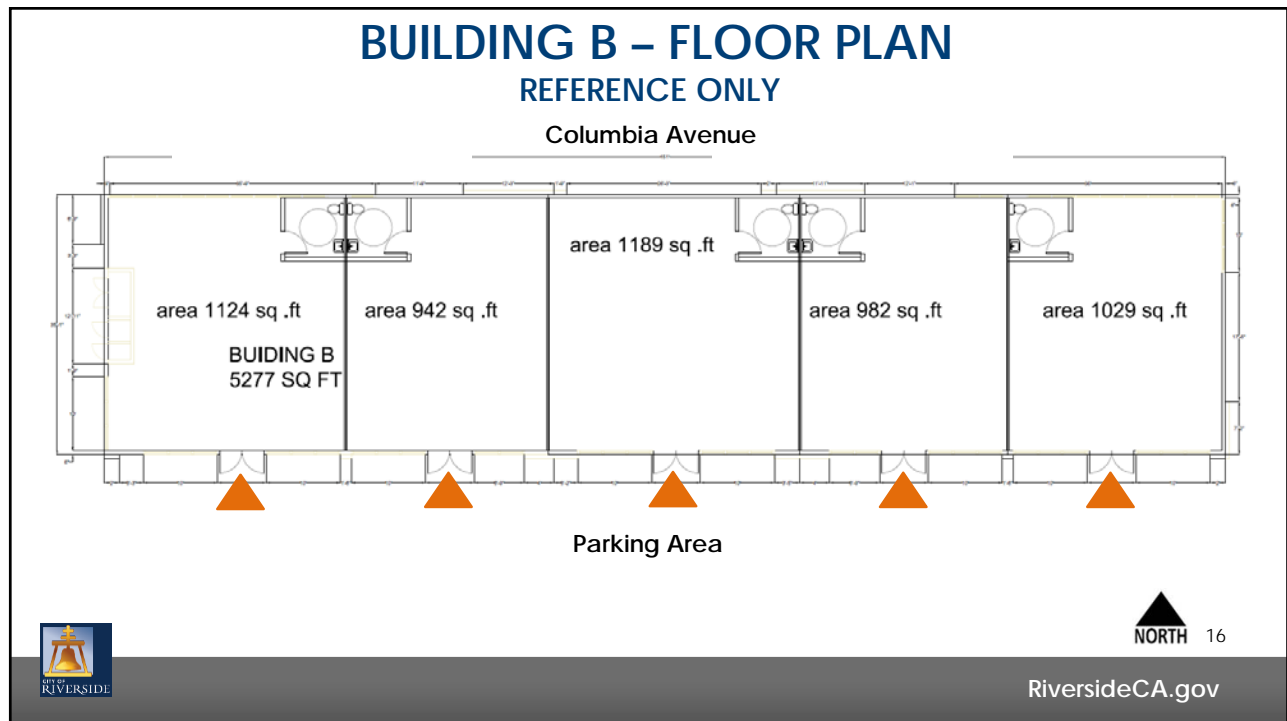
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