

Harley-Davidson Expansion

P20-0214 (General Plan Amendment), P20-0215 (Specific Plan Amendment), P20-0216 (Zoning Code Amendment), P20-0217 (Design Review), DP-2020-00073 (Variance)

Community & Economic Development Department

Planning Commission
Agenda Item: 4
February 18, 2021

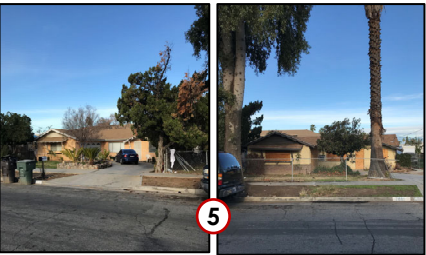
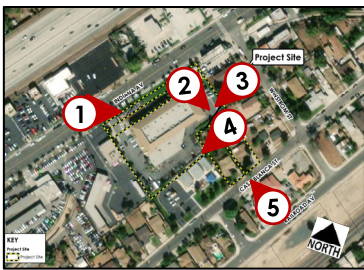
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LOCATION MAP



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EXISTING SITE PHOTOS

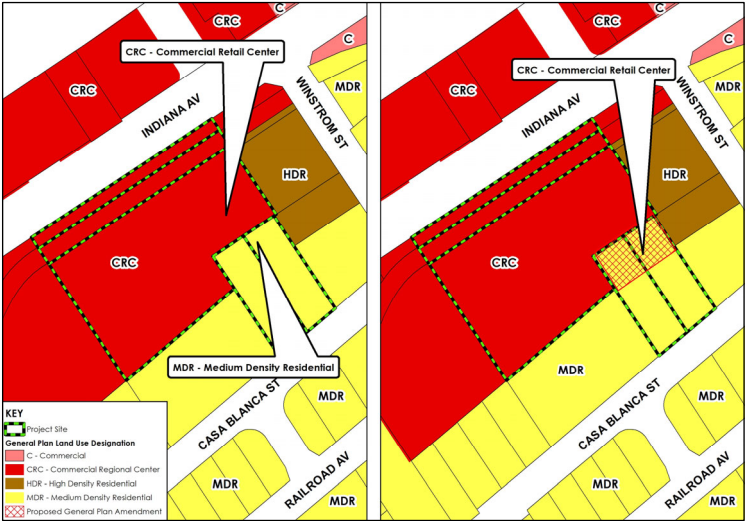


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GENERAL PLAN MAPS



Existing

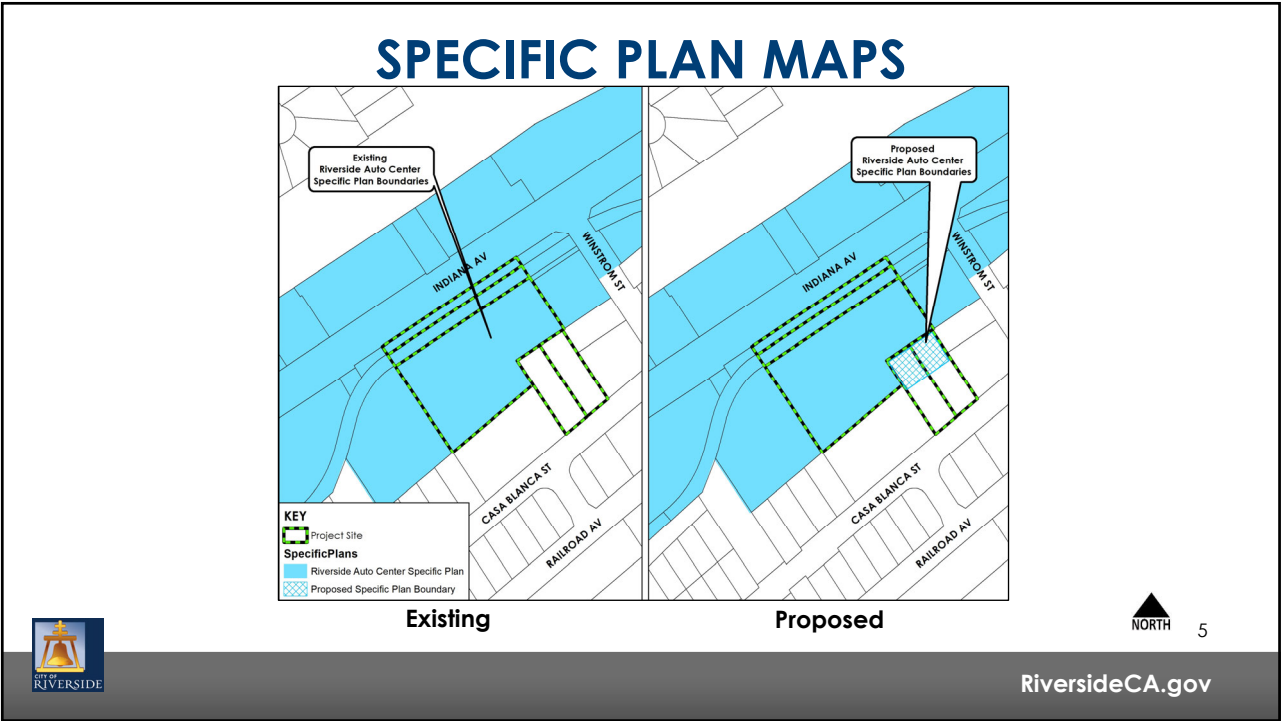
Proposed

NORTH 4

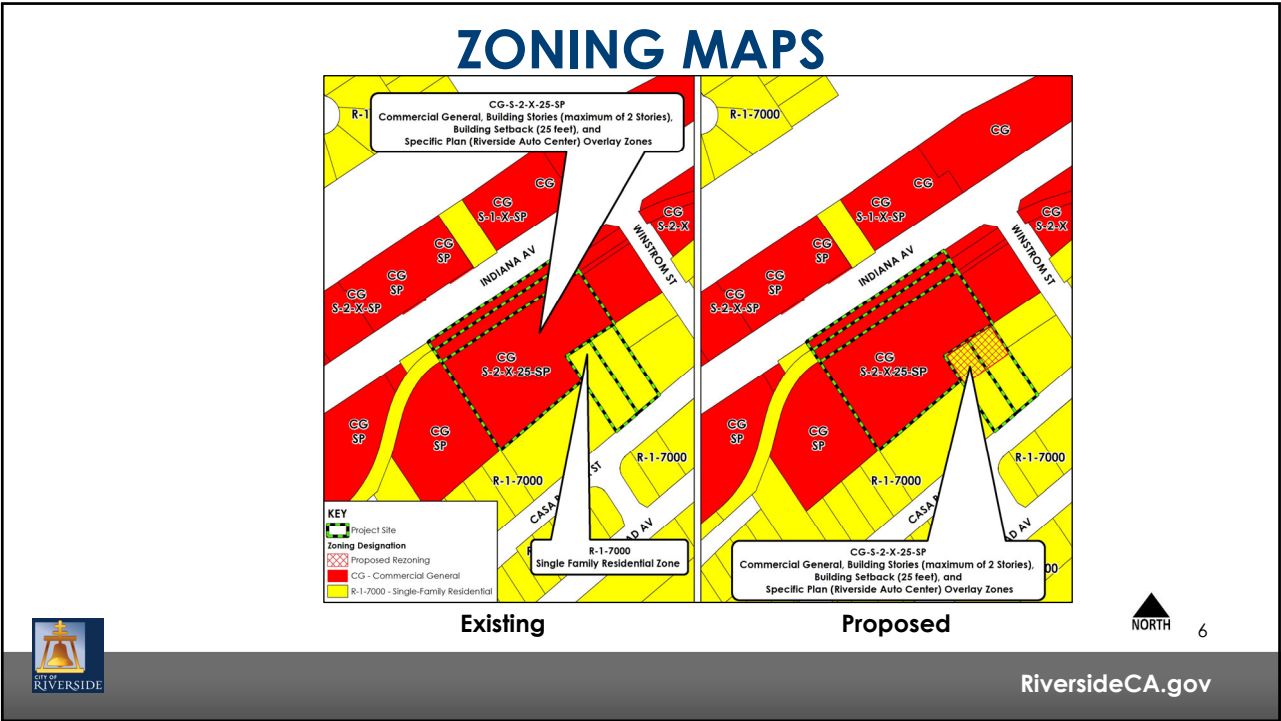


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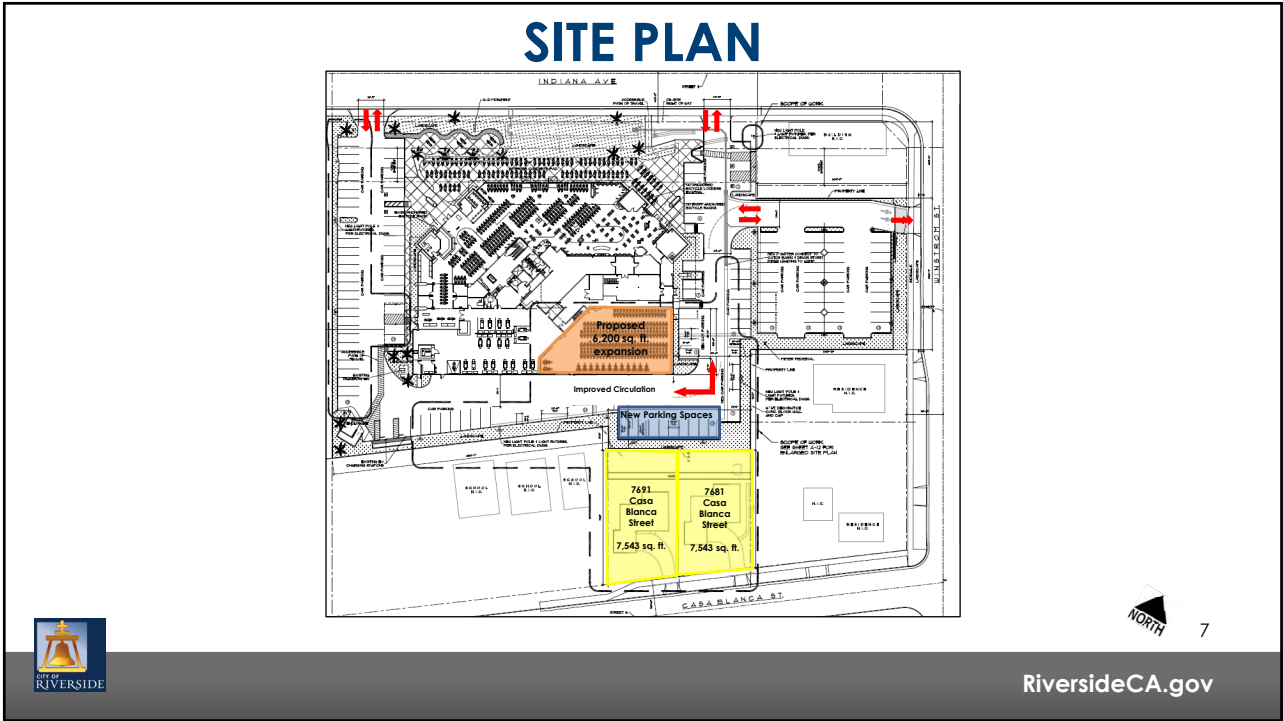
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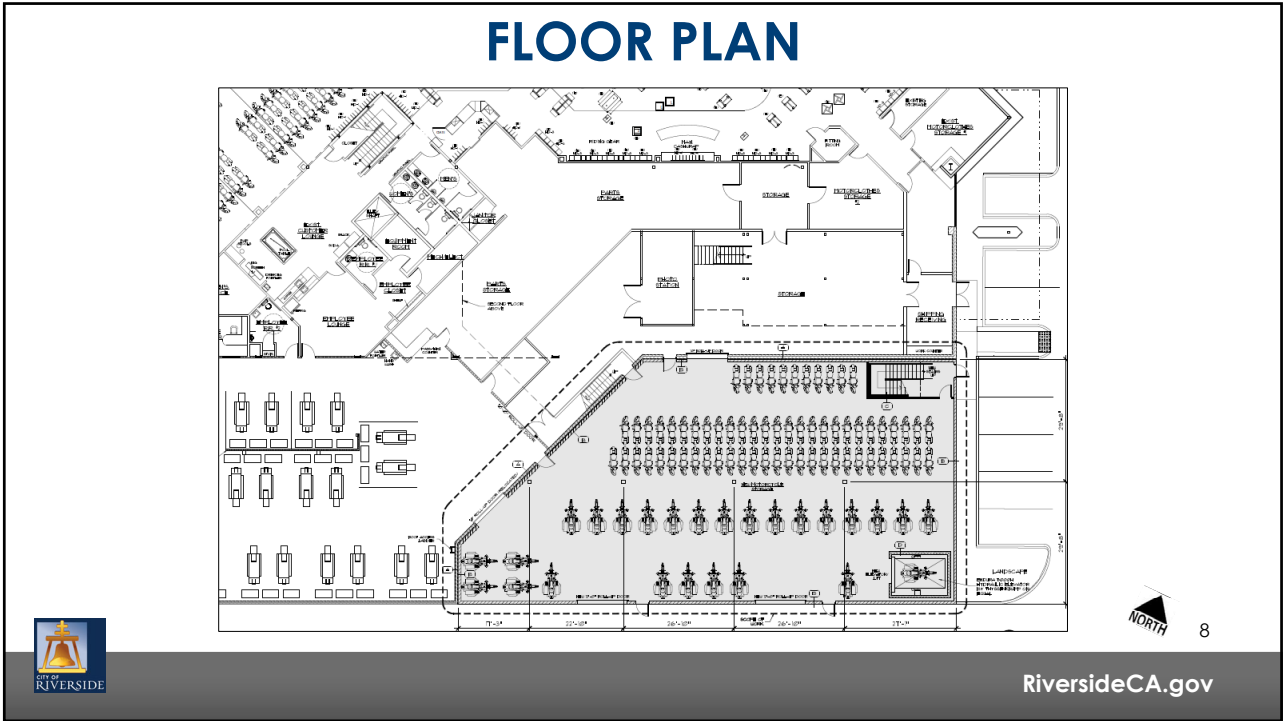
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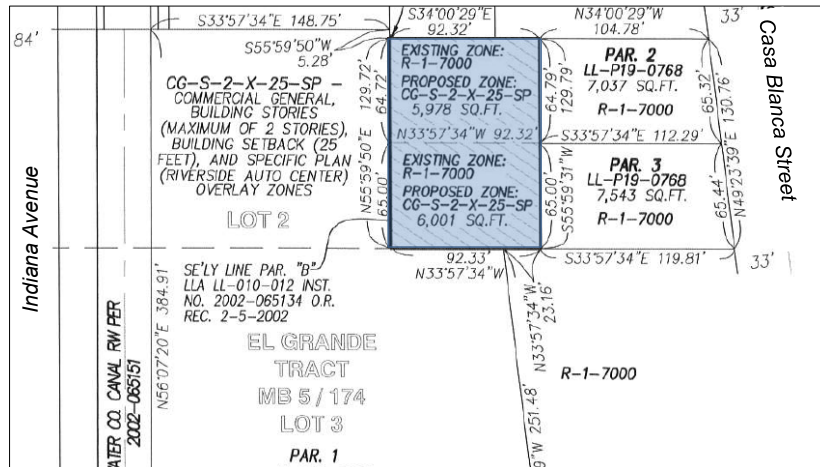


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VARIANCE



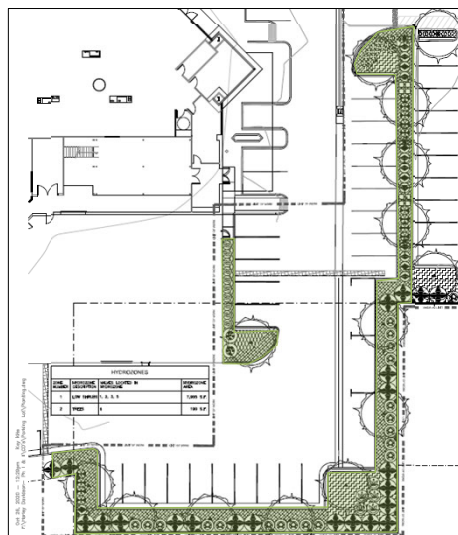
REQUIRED: 13,000 Square Feet
PROPOSED: 11,979 Square Feet



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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 Monitoring and Reporting Program (MMRP); and
- 2. **RECOMMEND that the City Council APPROVE** P20-0214 (General Plan Amendment), P20-0215 (Specific Plan Amendment), P20-0216 (Zoning Code Amendment), P20-0217 (Design Review), and DP-2020-0073 (Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



GRADING PLAN

REFERENCE ONLY

