

# Drive-Thru Commercial Building

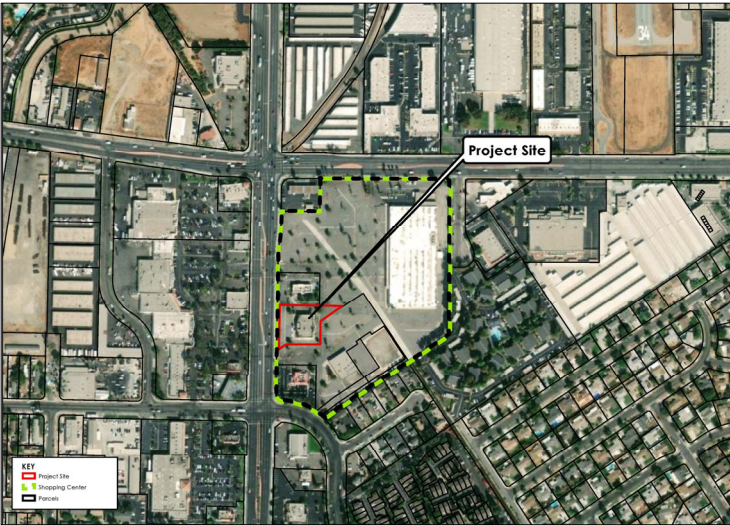
PR-2020-000143 (Conditional Use Permit and Design Review)

## Community & Economic Development Department

Planning Commission  
Agenda Item: 3  
June 24, 2021

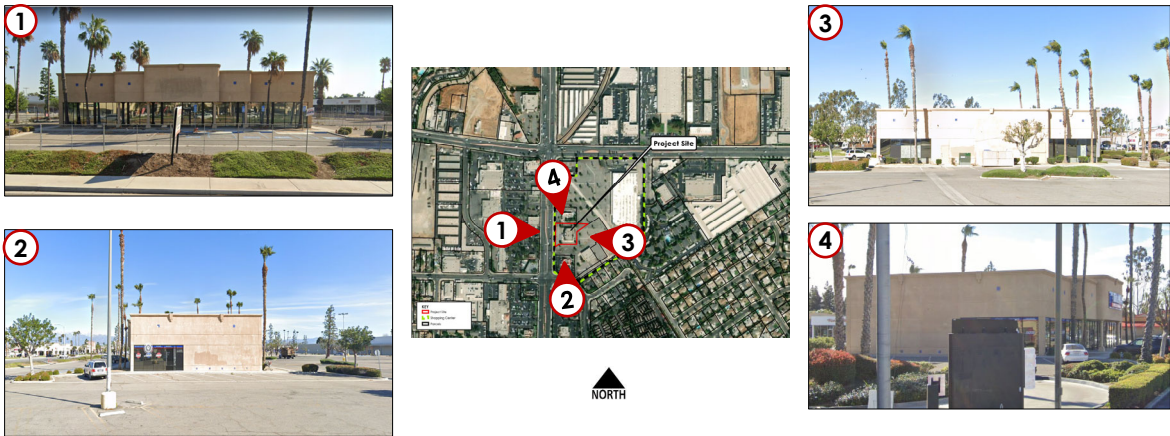
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## LOCATION MAP



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# EXISTING SITE PHOTOS

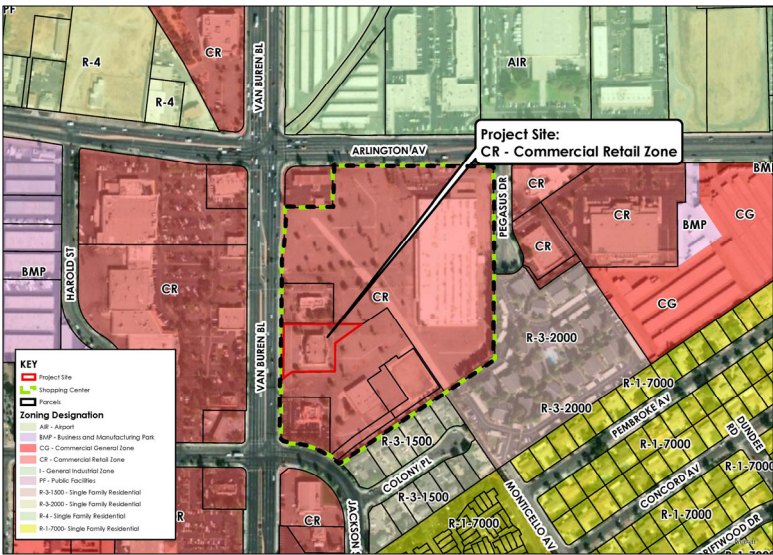


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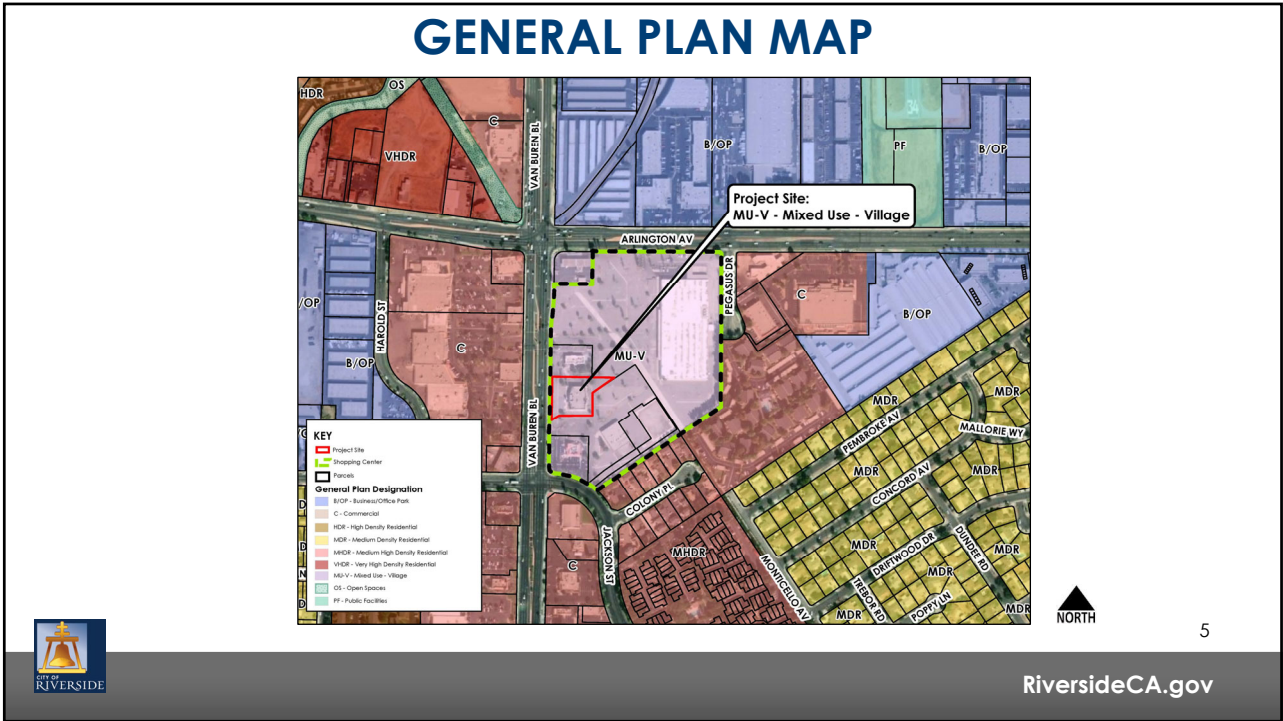
# ZONING MAP



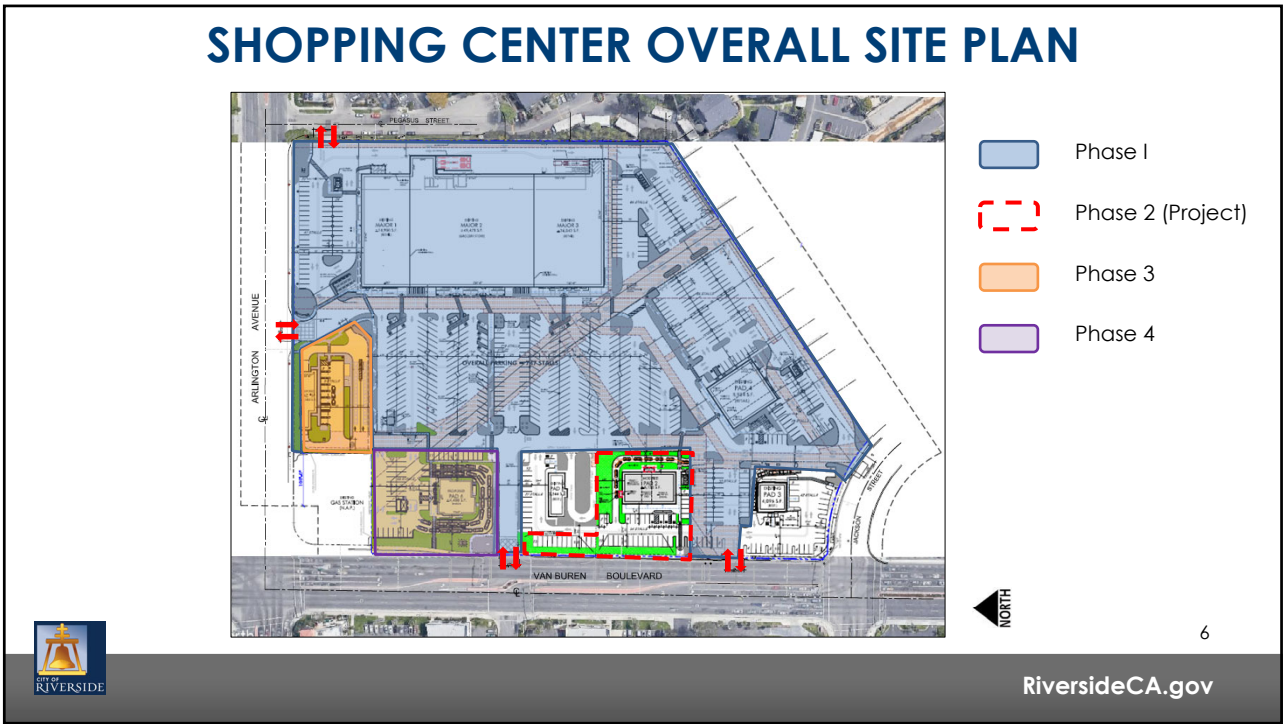
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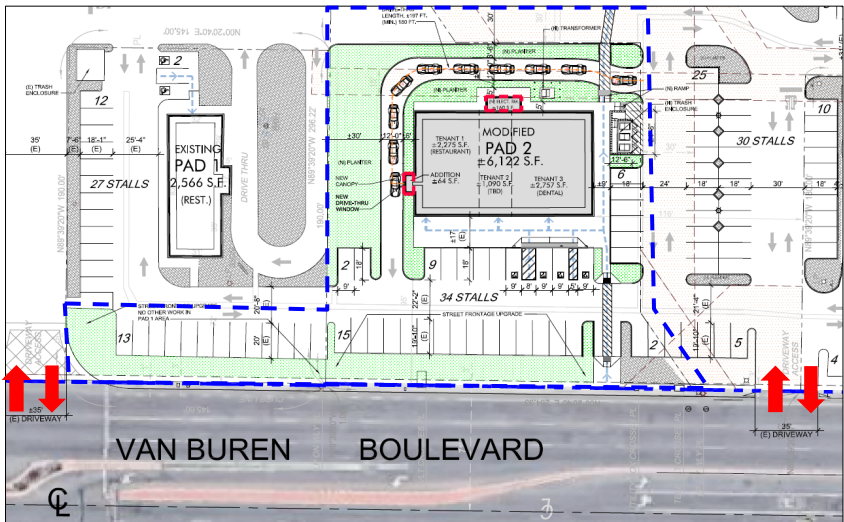
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# PROPOSED DRIVE-THRU SITE PLAN

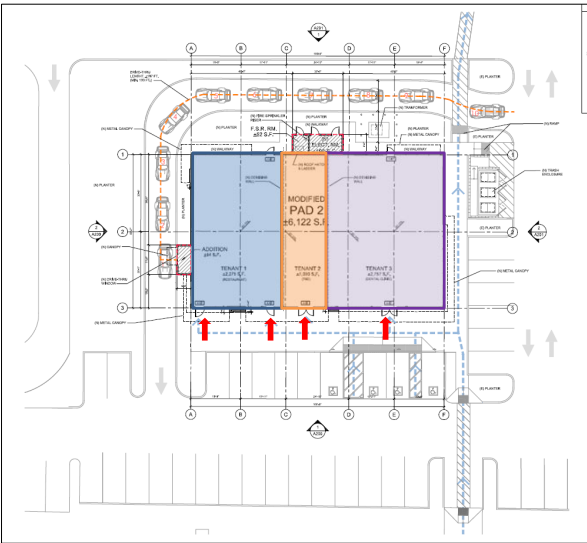


Area of Work



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# FLOOR PLAN



- Restaurant
- Retail
- Dental Office



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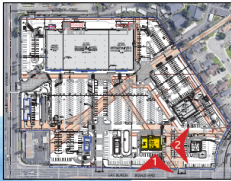
# BUILDING ELEVATIONS



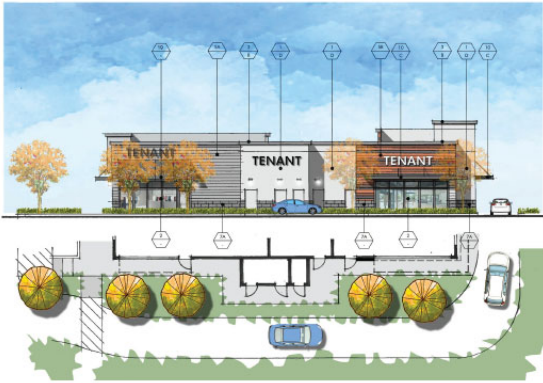
1 CONCEPTUAL WEST ELEVATION  
SCALE: 3/32" = 1'-0"



2 CONCEPTUAL SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



# BUILDING ELEVATIONS



3 CONCEPTUAL EAST ELEVATION  
SCALE: 3/32" = 1'-0"

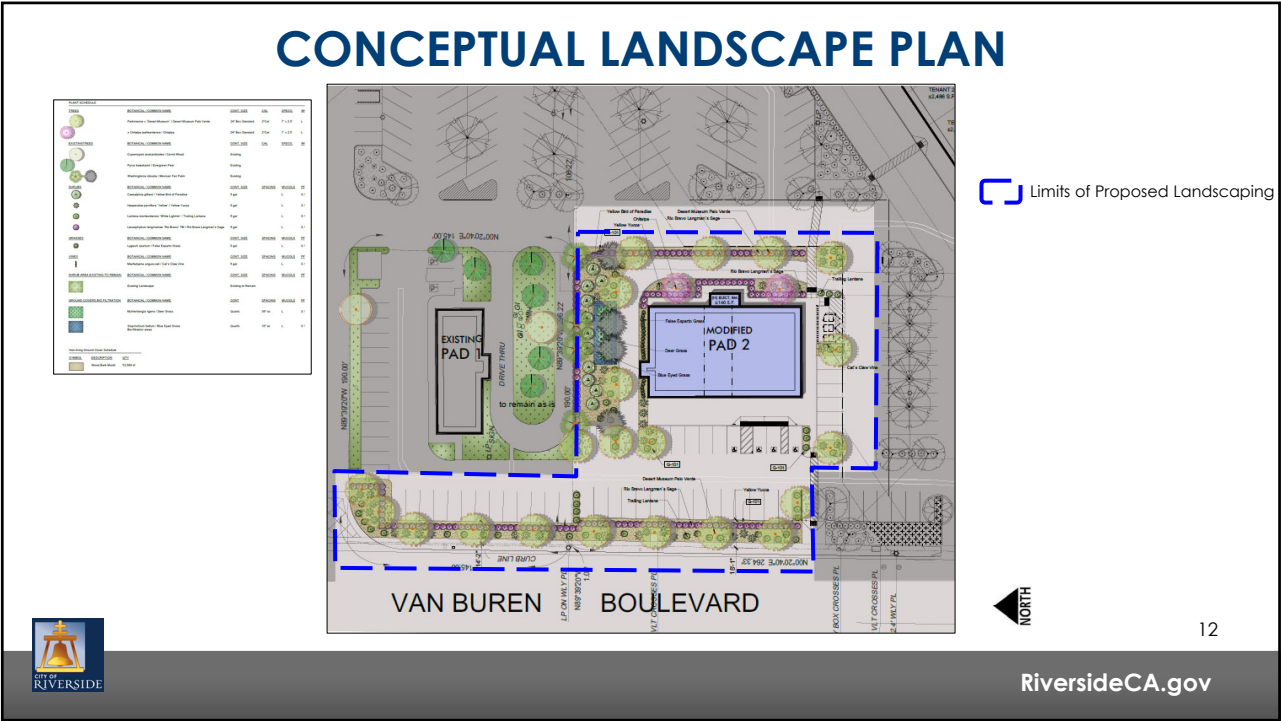


4 CONCEPTUAL NORTH ELEVATION  
SCALE: 3/32" = 1'-0"





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## RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** PR-2020-000143 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



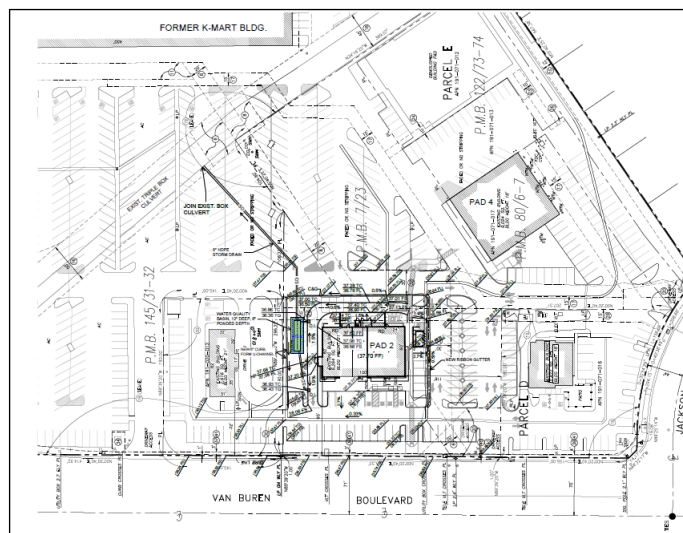
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# GRADING PLAN

## REFERENCE ONLY



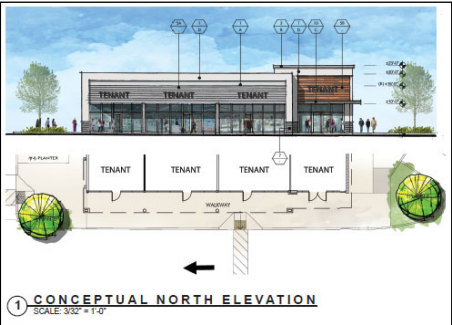
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# BUILDING ELEVATIONS (Pad 4)

REFERENCE ONLY



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