

floor storage room; a new 4,026 square foot building that will consist of four (4) individual tenant spaces; and a new 1,120 square foot wash bay. The existing auto body shop building will continue to remain on the property, while the detached accessory structures will be removed.

Since the scope of the proposed project is significantly different from the project approved under PUD-103-78, and in order to accommodate the proposed development, the current industrial Planned Unit Development zoning classification (PUD-103-78) must be rezoned to PUD-120-07. The PUD-120-07 will establish development standards for the project that are independent of the Municipal Code, and will identify the building placement, the setbacks, and the permitted uses, and will ensure that the quality of the proposed project is greater than what could be achieved through a traditional industrial zoning classification.

The site will be accessed from two (2) drive approaches from Nelson Street. The northern most drive aisle will function as the main entrance to the site. A total of forty-seven (47) parking spaces will be provided to accommodate the proposed uses on the site.

The project provides interesting architectural detailing that is compatible with the newer surrounding developments, and will enhance the appearance of the street corner. The buildings will be constructed of steel frame and will have a stucco finish. The buildings will be painted a natural color scheme that consists of complimentary browns and beige tones with accenting trim. The project incorporates architectural detailing that consists of reveal lines, cornices, and inset and projecting wall panels that are used to provide articulation to the building façade. The project will provide ample landscaping along the Nelson Street and Stanford Avenue setbacks to enhance the street appearance.

In regards to the Development Agreement, Government Code Section No. 65864 et. seq. provides authority to the City to enter into a Development Agreement. The Development Agreement will ensure that the applicant can build the project as approved within a period of four years. In return, the City will receive an impact payment not to exceed \$16,077 to cover the cost of the City services required for the proposed development, which are not otherwise being reimbursed to the City. Payment will be required at the time of building permit issuance.

FINANCIAL IMPACTS

None.

COMMUNITY VISION IMPLEMENTATION

The Strategic Plan of the Community Vision Statement seeks to improve the aesthetics of the community by encouraging developments that are attractive and compatible with existing developments.

RECOMMENDATION

It is recommended that the City Council:

- Adopt a Negative Declaration for Planned Unit Development No. PUD-120-07; and
- Introduce the attached Ordinances for first reading approving Planned Unit Development No. PUD-120-07, and the Development Agreement for Site Plan No. SP-434-07 and Variance No. V-168-07.

SUSAN EMERY
Community Development Director

By: Maria Parra
Urban Planner

Attachment 1: Planning Commission Staff Report dated January 17, 2008
Attachment 2: Planning Commission Resolution No. 5622 for PUD-120-07
Attachment 3: Planning Commission Resolution No. 5623 for SP-434-07 and V-168-07
Attachment 4: Planning Commission Draft Minute Excerpt of January 17, 2008
Attachment 5: Development Agreement
Attachment 6: Draft Ordinance for Planned Unit Development No. PUD-120-07
Attachment 7: Draft Ordinance for the Development Agreement for Site Plan No. SP-434-07 and Variance No. V-168-07