



Staff Report

City Council

Item No. {{section.number}}.A

Meeting Date: September 11, 2024

From: Andrew Firestine, Community and Economic Development Director

Title: Specific Plan Amendment 99-58-A (Uptown Village Specific Plan) and Design Review 23-003 (Rosemount Storage Project)

RECOMMENDATION:

1. Find that the Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in conformance with Section 15063 and other applicable sections of the California Environmental Quality Act (CEQA) Guidelines and determine that the proposed project will not have a significant effect on the environment, and adopt the Mitigated Negative Declaration and Mitigation Measure Reporting Plan prepared for the project based on the findings contained in the agenda report; and

2. Introduce, provide first reading, by title only, and waive further reading of an ordinance adopting Specific Plan Amendment 99-55-A to the Uptown Village Specific Plan, based on the findings and conclusions contained in the agenda report; and

3. Approve Design Review 23-003, based on the findings and conclusions contained in the agenda report and subject to the attached conditions of approval.

FINDINGS:

1. Find that the proposed Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project has adequately addressed any significant adverse impacts through implementation of mitigation measures identified in the IS/MND based on the following findings:
 - a. The record as a whole, including the IS/MND and any comments received, demonstrates that there is no substantial evidence that the project will have a significant effect on the environment with the implementation of mitigation measures; and

 - b. The Mitigated Negative Declaration reflects the Lead Agency's independent judgment and analysis; and

 - c. In accordance with Section 15074, Chapter 3, Title 14, of the California Code of
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Regulations (State CEQA Guidelines), the Mitigation Monitoring and Reporting Program contained in Final Initial Study and Mitigated Negative Declaration, dated June 2024, shall serve as the City's reporting program for monitoring the mitigation measures specified in the Mitigated Negative Declaration.

2. Adopt an Ordinance approving Specific Plan Amendment 99-58-A of the Uptown Village Specific Plan based on the following findings:
 - a. The City Council considered all of the evidence submitted into the administrative record, which includes, but is not limited to:
 - i. the staff report prepared for the project;
 - ii. the staff presentation;
 - iii. public comments, both oral and written, received, and/or submitted at, or prior to, the public hearing supporting and/or opposing the staff recommendation; and
 - iv. testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at, or prior to, the public hearing; and
 - b. The proposed SPA establishes Planning Unit 4, which identifies permitted uses, development standards, architectural standards, sign, and landscaping standards consistent with the General Commercial (GC) land use designation. The GC designation provides for the development of commercial centers that serve the entire community and the larger regional market, including supermarket anchors and big box retailers. The SPA is consistent with the following policies:
 - i. General Land Use Policy 4: to encourage in-fill development and lot consolidation shall be encouraged as means of enhancing existing development and as a means of optimizing the use of existing roadways and utility infrastructure.
 - ii. Commercial Policy 1: Ensure that neighborhood-serving commercial development is strategically sited within or in proximity of residents and complementary businesses to maximize multi-modal access and minimize the need for vehicle travel to meet daily shopping and other commercial needs and to encourage lot consolidation and the submission and processing of integrated development plans along major arterials and other roadways where strip commercial may develop, including Date Palm Drive and other locations; and
 - iii. Community Design Element Goal 1: that calls for a high quality of life through careful, meticulous planning, and sustainable community design and development that balances aesthetic, economic, social, and environmental needs, and goals, while ensuring a highly livable urban and natural environment for future generations.
 - c. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare. The amendment applies to the remaining 7.16 acres within the UVSP and allows for a fresh, contemporary development strategy the provides flexibility for future development to be designed in response to market demand. Development within the amendment area is subject to development standards and standard conditions requiring the construction of public street improvements and on-
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site infrastructure improvements to adequately serve development.

3. Approve Design Review 23-003 based on the following findings and subject to the attached conditions of approval:

- a. The project is consistent with General Commercial (GC) designation of the General Plan, which provides for the development of commercial centers that serve the entire community and the larger regional market, including supermarket anchors and big box retailers. It is also consistent with the General Plan land use and community design element goals and policies. The project is consistent with the development standards of the underlying Planning Community Commercial (PCC) zone district. It is also consistent with the standards proposed for Planning Unit 4 under the SPA; and
- b. The project is desirable for the development of the community in that it will benefit the community by consolidation and development of vacant urban parcels and attracting people to the area who will also likely patronize various commercial uses located in the vicinity; and
- c. The site for the project is adequate in size and shape to accommodate the proposed use inclusive of yards, setbacks, walls, landscaping, parking, and other features as proposed in the SPA; and
- c. Date Palm Drive is designed and improved to carry the type and quantity of traffic generated or to be generated by the project. The site plan including traffic circulation, on-site and off-site safety considerations, pedestrian circulation and safety, arrangement of off-street parking and loading facilities, and provision of municipal and public services; and
- e. In accordance with Section 15074, Chapter 3, Title 14, of the California Code of Regulations (State CEQA Guidelines), a Mitigated Negative Declaration has been prepared which considered potential environmental impacts of the project and incorporated mitigation measures mitigating potential significant impacts to levels of insignificance; and
- f. The applicant agrees to comply with any and all conditions imposed by the City Council.

PROJECT DESCRIPTION

1. Specific Plan Amendment 99-58-A to the Uptown Village Specific Plan, proposes to:
 - a. Establish Planning Unit 4.
 - b. Establish two development scenarios with a mix of land uses for development of the proposed project and future uses in an expedited manner.
 - c. Update development and architectural standards which will have materials that harmonize with, and enhance, surrounding architecture.
 - d. Establish diversity in building materials to create visual interest.
 - e. Establish landscaping standards.
 - f. Reduce parking standards.
 - g. Establish a Master Sign Program for Planning Unit 4.
 - h. Allow administrative design review of subsequent development applications.
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SPA 99-55-A is a legislative act subject to the City Council's approval, upon recommendation of the Planning Commission.

2. Design Review 23-003 proposes to:

- a. Development a two-story, 115,000 square foot self-storage facility that provides up to 842 storage units ranging in size from twenty-five (25) square feet to two-hundred and fifty (250) square feet;
- b. Development of a 4,725 square foot retail building; and
- c. Related site improvements.

BACKGROUND:

The Uptown Village Specific Plan (UVSP), comprises 17.4 acres and was originally adopted by the Cathedral City City Council on November 13, 1996. The UVSP was subsequently amended in May of 1999 and January of 2006. The intent of the UVSP was to create a development which provides a transition from the high-speed, automobile orientation of the Date Palm Drive frontage to an internal character of a low-speed, pedestrian scale "village" which adjoins, and is compatible with, neighboring conventional single family suburban subdivisions.

The applicant, Jason Borg, submitted Specific Plan Amendment 99-55-A (SPA) and Design Review 23-003 (DR) on December 28, 2023 to amend the UVSP by establishing a new planning area within the 17.4 acre specific plan area for the development of a two-story, 115,000 square foot self-storage facility and future commercial uses on a 7.16-acre site located on the east side of Date Palm Drive, between McCallum Way and Rosemount Road.

The UVSP area is partially built out with two commercial buildings – Aaron Brothers (currently vacant) and Dollar Tree – at the northeast corner of Date Palm Drive and McCallum Way, multi-family residential (Heritage Park Senior Apartments), and single-family residential to the east between McCallum Way and Rosemount Avenue. The project site is designated General Commercial and Planned Community Commercial (PCC) on the City's 2040 General Plan Land Use Map and Zoning Map, respectively.

On August 7, 2024, the Planning Commission conducted a public hearing on the proposed IS/MND, SPA 99-55-A and Design Review 23-003 to allow a self-storage facility and other commercial uses on the site.

The Planning Commission raised concerns about the possibility of allowing more storage facilities, the number of fast-food restaurants and the amount of open space in the SPA area. After discussion, the Planning Commission recommended adding restrictions to the SPA. These include limiting storage facilities to one on the entire site, no more than two fast food restaurants on the entire site, and providing sufficient open space to meet the requirements listed in the SP.

During the public hearing public testimony was received from three residents, the adjacent commercial property owner to the south, and the applicant's representative. The residents expressed opposition to the extension of Rosemount Road to Date Palm Drive. As discussed further below, Rosemount Road is already a dedicated public right-of-way, shown on Assessor Parcel Maps, that is planned to extend to Date Palm Drive. The road is partially constructed within the residential neighborhood with a ramp, curb and gutter on one side of

the street. The adjacent commercial property owner expressed concerns that the SPA changes the commercial design considered in the SP and that the project conflicts with the commercial CC&Rs. The SP has been in place since 1998 and does not support build out of the remaining 7 acres. The SPA provides for modernization and flexibility to facilitate its build out. Regarding the CC&Rs, the CC&Rs the applicant's representative has stated that the project is in compliance with the CC&Rs. It is the applicant's responsibility to ensure compliance with them as the City does not enforce the CC&Rs.

The Planning Commission considered the staff report and public testimony and found that the proposed applications contained sufficient information, findings, and direction to effectively carry out the intent of the general plan and other pertinent city policies and regulations and voted to adopt a resolution recommending that the City Council approve the IS/MND, SPA 99-55-A and Design Review 23-003, subject to the attached revised conditions of approval.

DISCUSSION:

Specific Plan Amendment. The SPA (Attachment 1) applies to approximately 7.16 acres designated for commercial development and comprises the remainder of vacant land of the UVSP area at the southeast corner of Date Palm Drive and future extension of Rosemount Road. The SPA proposes:

The SPA proposes to modify the existing UVSP to create a new Planning Unit 4 for build out the remaining commercial area. The SPA establishes modern development, architectural and landscape guidelines standards, and establishes permitted land uses, conditional land uses, prohibited land uses consistent with the Cathedral City General Plan.

The current SP is outdated. The commercial properties to the south developed between 2014 and 2016 and the remaining undeveloped land of the SP area has been idle with little to no development interest. There is no market for the build-out of the SP as conceptualized. This SPA intends to provide flexibility for future developers to design projects that respond to current market demand. This SPA will supersede the development guidelines and regulations of the UVSP to allow for a fresh, contemporary development strategy for the remaining 7.16-acres. Uses allowed in Planning Unit 4 allow various commercial uses, which include small scale retail and big-box commercial uses. The purpose of the SPA is to provide maximum flexibility with commercial development while maintaining architectural and open space standards that contribute to a safe and attractive commercial center.

Land Use Categories.

The SPA includes conceptual development of the project site in two phases and under two different buildout scenarios and demonstrates the two future development scenarios could evolve. Refer to Attachments 3 and 4, excerpts from the SPA.

Scenario 1 includes:

- a. two-story self-storage ($\pm 115,000$ sq. ft.), retail space, office and loading areas.
 - b. two drive-through restaurants ($\pm 2,413$ sq. ft and $4,617$ sq. ft.).
 - c. three retail buildings (2 @ $3,217$ sq. ft. each, 1 @ $\pm 4,725$ sq. ft.).
 - d. associated parking, trash enclosures, landscaping, internal circulation system and on-site landscaping (+/- $68,666$ sq. ft. or 21% of the site).
 - e. monument sign for the overall facility at the main entry on Date Palm Drive.
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Scenario 2 includes:

- a. two-story self-storage (±115,000 sq. ft.), retail space, office and loading areas.
- b. big-box retail (±50,000 sq. ft.).
- c. one retail building (±4,725 sq. ft.).
- d. associated parking, trash enclosures, landscaping, internal circulation system.
- e. monument sign for the overall facility at the main entry on Date Palm Drive.

The conceptual site plan scenarios are solely included in this SPA as examples of possible site development. Planning Area 4 may be built-out with any of the identified uses in the SPA. Each future development proposal will require its own design review, per Section 9.78.050 of the Cathedral City Municipal Code, which permits the Architectural Review Committee to take final action of future architectural and landscape plans for Planning Area 4. In addition, all future development proposals are anticipated to be processed administratively by City staff.

Development Standards. The SPA will supersede the development guidelines and regulations of the UVSP to allow for a fresh, contemporary development strategy for the remaining 7.16-acres. Uses allowed in Planning Unit 4 allow various commercial uses, which include small scale retail and big-box commercial uses. The purpose of the SPA is to provide maximum flexibility with commercial development while maintaining architectural and open space standards that contribute to a safe and attractive commercial center.

The SPA proposes to establish Planning Unit 4 with identified permitted uses, development standards, architectural standards, sign, and landscaping standards consistent with the General Commercial (GC) land use designation. The GC designation provides for the development of commercial centers that serve the entire community and the larger regional market, including supermarket anchors and big box retailers. The SPA is consistent with the General Plan, as identified in the above findings.

Standard	SPA Required	SPA Proposed
Building Height	36 feet max	36 feet max.
Parking Setbacks	Date Palm: 15 feet. Rosemount Rd.: 10 feet.	Date Palm: 15 feet min. (10 feet shall be landscaped if there is a sidewalk. If there is no sidewalk the entire area shall be landscaped). Rosemount Rd.: 10 feet min. (5' landscape and 5' foot sidewalk)
Building Setbacks	Date Palm: 20 feet. Rosemount Rd.: 10 feet.	Date Palm: 20 feet. Rosemount Rd.: 10 feet.
Parking	Storage: 115 spaces (1:1,000 sq. ft.) General Commercial: 16 spaces (1:300 sq. ft.)	Storage: 12 spaces (1:10,000 sq. ft.) -Based on parking analysis General Commercial: 19 spaces (1:250 sq. ft.)

DR 23-003 is consistent with the proposed SPA, which is being amended to allow for personal storage facility uses and a variety of commercial/retail uses and provides for modernized development standards. The site plan and preliminary grading plans are included as Attachments 5 and 6.

Phasing Plan. The SPA proposes to develop the project site in phases under two different buildout scenarios. Phase 1 will only include a two-story self-storage (\pm 115,000 sq. ft.), retail space, office and loading areas and monument signs. Other phases of the project site will develop based on market demand and be developed under future development applications. Development of the remainder of the site could vary based on the development scenarios discussed earlier above but would include a combination of restaurants, retail, and commercial uses as listed in the SPA document. Conditions of approval have been incorporated for the two phases, which includes an administrative approval process for the buildout of Planning Unit 4.

Public Improvements. The project site has street frontage along Date Palm Drive and Rosemount Road. Conditions of approval require the applicant to improve the public right of way (street, curb, gutter sidewalk and parkway landscaping) along Date Palm Drive and includes a dedicated right-turn lane onto Rosemount Road.

Rosemount Road is a dedicated public street that will continue from where it currently ends on the east end to Date Palm Drive. Although it is not built, it is planned, and “on paper” the street already exists. The applicant will be required to construct frontage improvements along Rosemount Road, extending the road to Date Palm Drive. This intersection will be signalized.

North of Rosemount Road, the Planning Division is processing a development application for a 204-unit multiple family project. This project will also be conditioned to construct Rosemount Road improvements.

Architecture. The self-storage facility is proposed to be thirty-two (32) feet in height to the top of the parapet wall and twenty-five (25) feet to the second story roof plate. The proposed height is below the maximum allowed by the PCC zoning district of thirty-six (36) feet and consistent with the SPA. The building will have a contemporary architecture style with sleek urban aesthetics. Features include metal canopies, corrugated metal roll-up doors, perforated metal panels, metal coping, textured metal panels, stone veneer, medium and fine sand stucco finishes, and a flat roof. The building will mainly consist of a neutral color scheme with dark metal accents that gives the building a warm appearance and depth. The windows will be double pane, tinted glass, with aluminum moldings. The architectural elevations, floor plans and materials and color board are included as Attachments 7 through 9.

An existing six-foot block wall is constructed along the entire eastern boundary of the project site to separate existing residential uses from the commercial area of the site. Low block walls are proposed along Date Palm Drive to add aesthetics and block views of vehicles in the parking lot from the roadway.

As for the remainder of Planning Unit 4, it is anticipated that architectural styles will have materials and finishes that harmonize with, and enhance, the surrounding architecture within the project. The selection of materials, colors, and finishes should align with the intended architectural style of the building. Emphasis is placed on the use of high-quality materials suited for the desert environment. Diversity in materials, including but not limited to smooth

stucco, wood, metals, wrought iron, stone veneer, finished concrete, and plaster textures, is encouraged to create visual interest.

The Planning Unit 4 Architectural Character is not intended to promote any particular architectural style but rather depict design features (such as massing, form, materials, etc.) representative of the types of developments that would be comparable within the allowed uses for Planning Unit 4.

Building Form and Massing - Building and Massing shall include the following:

- a. Include varying roof lines for enhanced building form and architectural interest.
- b. Varying architectural massing and forms to create opportunities for material and color changes.
- c. Massing techniques may include varying roof lines, overhangs, building pop-outs, as well as recessed glass in thickened walls.
- d. Articulate building massing and enhanced architectural treatment to denote primary building entries.

Open Spaces and Shade - Open Space and Shade shall consider the following:

- a. Public gathering spaces such as outdoor plazas and patios shall be encouraged in commercial retail or restaurant buildings.
- b. Trees, planting, and comfortable site furnishings contribute to enhanced enjoyment of these spaces.
- c. Metal and fabric awnings and shade structures enhance human comfort and shall be used for outdoor seating areas.

Façade Articulation – Façade Articulation shall consider the following:

- a. Varied details around openings such as arches, moldings, columns, and wrought ironwork add visual interest to facades.
- b. Articulated architectural form to create shadow lines, opportunities to change color and materials, and to comfort human scale design.
- c. Building facades and design concepts should be reflective of building, structure, and scale.

Pedestrian Pathways - Pedestrian Pathways will include the following:

- a. Promote safe pedestrian movement through highly visible pathways and walkways.
- b. Encourage sidewalk pavers or stamped concrete at building entries and high traffic pedestrian areas.
- c. Pedestrian and plaza spaces shall be thoughtfully separated from parking lots and vehicular movement through creative landscaping and built structures.

Parking. The parking requirements for the project require one space for each 1,000 sq. ft., which totals 115 spaces. However, this is excessive. Self-storage facilities are characterized by very low levels of traffic and thus need relatively few parking spaces. The parking spaces are used by customers, typically occupying these spaces for very short durations, to obtain information and rent storage units. Subsequently, storage unit customers infrequently access their units and, on average, spend about 15 minutes at the facility before exiting.

The applicant has provided data to justify a reduction in the parking requirements. According to the Institute of Transportation Engineer's, parking requirements for storage facilities are 0.1/1,000 sf on weekdays and 0.09/1,000 sf on weekends, totaling twelve (12) parking spaces

and ten (10) parking spaces, respectively.

In addition, the applicant, in coordination with City staff, has researched other local cities in relation to parking requirements for storage facilities and found that the City of Palm Springs requires a minimum of 6 parking spaces per self-storage complex and the City of Palm Desert requires six (6) spaces plus two (2) spaces for each caretaker unit.

A reduction in parking requirements, as contemplated in the SPA is appropriate since customers using the storage facility will use the loading/unloading areas to access the storage facilities. In addition, for those storage units that have roll-up doors, access will be provided at the unit itself. Therefore, based on this information, the city supports a reduction in the parking requirements, at a standard of one space per 10,000 square feet, making the total required parking to be twelve (12) parking spaces, including 2 ADA parking spaces. This will provide less asphalt that can create an eyesore by having a large parking lot. As other uses develop on the remainder of the site, reciprocal parking agreements will allow flexibility in parking requirements so as not to have expansive parking areas and allow for more commercial building coverage.

Landscape Plan. Desert landscaping will be provided throughout the project site (Attachment 10). A variety of drought tolerant trees, shrubs and ground covers will provide an aesthetic enhancement to the site. A combination of California Fan Palms and Palo Verde trees are proposed along Date Palm Drive frontage. Additional trees include Australian Willows, African Sumac and Southern Live Oak will be provided in the parking lot to provide shade. Other trees include Shoestring Acacia, Desert Willow, Crape Myrtle, Fruitless Olive, Desert Ironwood, Thornless Mesquite, Purple Leaf Plum. Accent plants include, but not limited to, lemon bottlebrush, Italian cypress, bay laurel, yellow wood, agave, bougainvillea species, red bird of paradise, desert spoon, ocotillo, red yucca, lantana, Texas ranger, Mexican sage and yucca. The Final Landscape Plan will be reviewed and approved by the Coachella Valley Water District (CVWD) to ensure compliance with water efficiency requirements

Sign Program. The SPA establishes the sign standards for Planning Unit 4, which serves as the sign program for the project. The City of Cathedral City's sign ordinance includes a provision under Section 9.62.030(E) that authorizes the Planning Commission to consider modifications to the City's sign regulations relating to sign area, number of signs, height, and location. A proposed monument sign, shown in the landscape plans, ensures high quality in the design for the project. Additional tenant signage will be approved administratively by Staff, ensuring design consistency amongst tenants while optimizing creativity, size, scale and lighting appropriate to the project and area.

Tribal Review (SB 18 and AB 52). The project requires consultation with Native American Tribes under SB 18 for the SPA and under AB 52 due to preparation of the environmental IS. The cases were transmitted to local and regional Tribes to initiate the requisite consultation periods under SB 18 and AB 52. While responses were received, only the Agua Caliente Band of Cahuilla Indians (ACBCI) requested consultation.

The ACBCI requested the following mitigation measure:

CUL-1: Prior to grading disturbance activities, the City of Cathedral City Planning Department shall inform field personnel of the possibilities of a buried cultural resource find. A qualified archaeologist shall be made available by the applicant during all ground disturbing activities

should any unknown cultural resource be uncovered. In addition, because the site is located within the boundaries of the Agua Caliente Band of Cahuilla Indians (ACBCI) Tribe's Traditional Use Area, all ground disturbing activities shall be monitored by a ACBCI Tribal Monitor. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find shall cease and the qualified archaeologist shall be retained by the applicant to assess the significance of the find. The qualified archaeologist/Tribal monitor shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources found meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation and mitigation of impacts to the find shall be developed.

If it has been determined that the find, with concurrence of the archaeologist, and tribal monitor/THPO in the case of cultural resources, has significance, the final disposition of the find shall be determined with concurrence between the archaeologist, THPO (in the case of tribal cultural resources) and the City Planner. Once the mitigation and disposition for the find has been determined, work in the vicinity of the find shall resume at the direction of the archaeologist.

This revised mitigation measure has been revised in the MND and included in the conditions of approval. Consultation was concluded on July 29, 2024.

Airport Land Use Commission Review. The proposed project requires review of and approval by the Riverside County Airport Land Use Commission (ALUC).

The applicant submitted an application for an administrative ALUC review. The ALUC considered the case at a hearing on August 8, 2024. The project was found consistent with the 2005 Palm Springs Airport Land Use Compatibility Plan. A consistency letter, dated August 8, 2024, with conditions of approval, was provided and the conditions are included in the conditions of approval.

ENVIRONMENTAL REVIEW:

An Initial Study/Mitigated Negative Declaration (IS/MND) along with special studies was prepared for the Project, pursuant to Section 15063 and other applicable sections of the of the California Environmental Quality Act (CEQA). The IS/MND analyzed the highest intensity of development for the two proposed development scenarios discussed above. This was done so that future land uses will not have to repeat the environmental review process and can rely on the IS/MND, pursuant CEQA. The City released the IS/MND, and supporting documents, for a 20-day public review period commencing on July 2, 2024, and ending on July 22, 2024.

The IS/MND determined potentially significant impacts for Biological Resources, Cultural Resources, and Tribal Cultural Resources; however, mitigation measures included in the IS/MND reduce all impacts to a less than significant level.

Based on the IS/MND and comments received during the public comment period, the mitigation measures were revised, as shown in the attached Response to Comments and Mitigation Measure Reporting Plan (MMRP). The Final IS/MND, Response to Comments and MMRP addition are included as Attachments 11 through 14.

NOTE: The City of Cathedral City Planning Department is custodian of the documents or other material which constitute the record of proceedings upon which this decision is based.

FISCAL IMPACT:

Pursuant to the City's adopted Fee Resolution, the filing fees for the project are deposit based with staff, consultant and city attorney costs recouped through the deposit. As funds are expended, the applicant is required to deposit additional fees. Today the applicant has paid approximately \$40,000 in filing fees.

FIVE-YEAR STRATEGIC PLAN:

GOAL F - EMBRACING, INCLUSIVE COMMUNITY

Objective: Cathedral City is valued and respected as a community that welcomes and embraces diversity, has an abundance of high quality and affordable housing options and vibrant businesses. Our neighborhoods are attractive, well-maintained, and issues surrounding homelessness have been compassionately addressed with thoughtful, coordinated, and collaborative programs.

ATTACHMENTS:

1. City Council Ordinance - SPA 99-58-A with specific plan amendment
2. Conditions of Approval - Design Review 23-003
3. Conceptual Site Plan Scenario 1
4. Conceptual Site Plan Scenario 2
5. Title Sheet and Site Plan
6. Preliminary Grading Plan and Civil Site Plan
7. Architectural Elevations and Building Sections
8. Floor Plans
9. Colors and Materials and Color Palette
10. Conceptual Landscape Plans/Monument Sign
11. Final Initial Study/Mitigated Negative Declaration
12. Initial Study/MND Appendices
13. Response to Comments
14. Mitigation Monitoring Reporting Plan