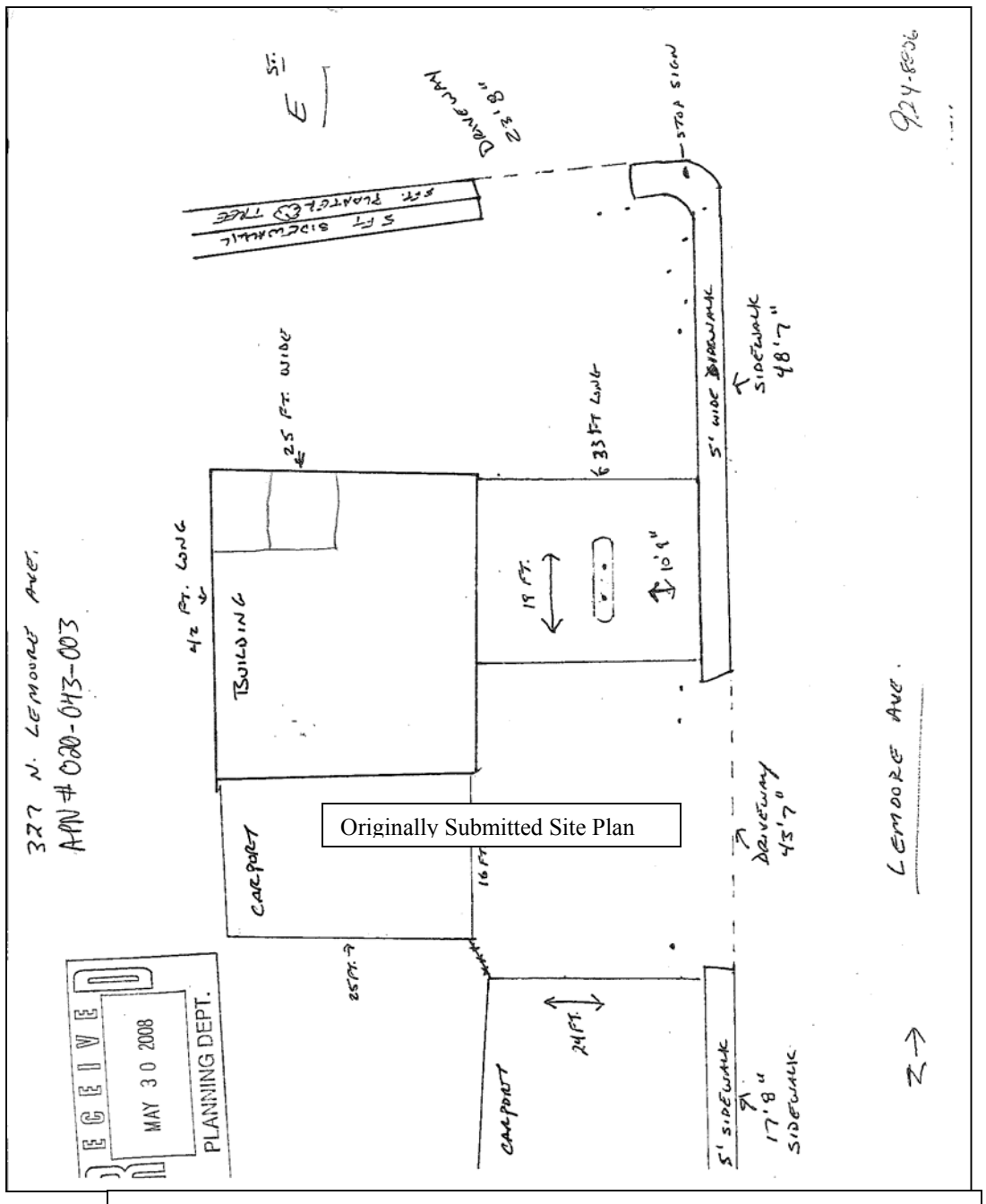
SITE PLAN REVIEW FOR JUAN CARLOS MEZA (STEREOWORKZ) - APPROVED BY PLANNING DIRECTOR

USE DETERMINED LEVEL OF SITE PLAN REVIEW:

- Project involved adding a "car stereo alarm sales & installation, car window tinting, and auto detailing" business in an existing building that was far below normal maintenance standards.
- Staff started to discuss processing as an Administrative Site Plan beginning in May before the new General Plan was adopted, with Central Commercial zone district which required a "Service station…." use in this Zone district being "permitted requiring administrative approval". The use is what triggered the Planning review, other permitted uses would not.
- New 2030 General Plan designated this site DMX1 as shown on page 2-24 of the Plan in conformity with the Downtown Revitalization Plan with policy LU-I-28 stating "…Service Commercial types of uses may be allowed when deemed appropriate <u>through a Conditional Use Permit</u>". Because staff already stated to the applicant/owner they could be processed administratively before new GP adoption and given the site was existing, the Director determined not to start over with a Conditional Use Permit process which has higher processing fees to help the business get started but was subject to all findings required under Administrative Site Plan Review Section 9-15-C.
- Because the improvements being made to the site didn't change the façade and included painting the building in colors from the historic color palette, no

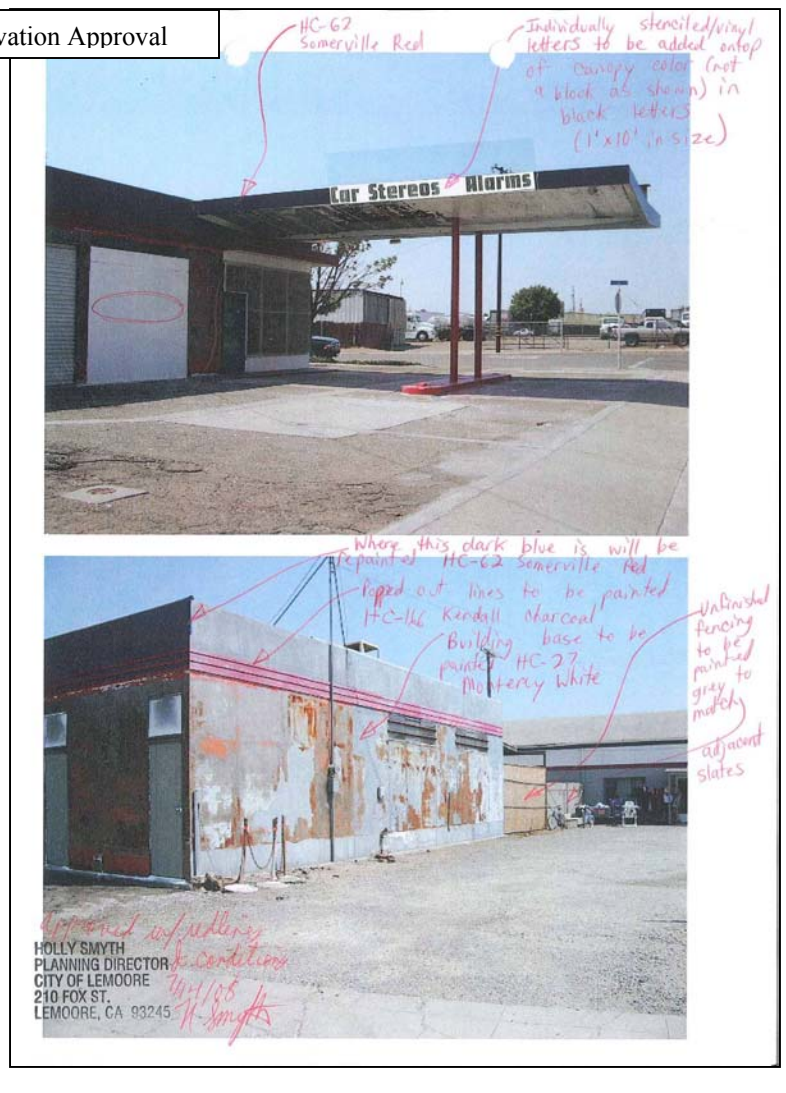


Existing site before business owner came in, was working on removal of all old chipping and pealing paint and preparing to prime and paint building.

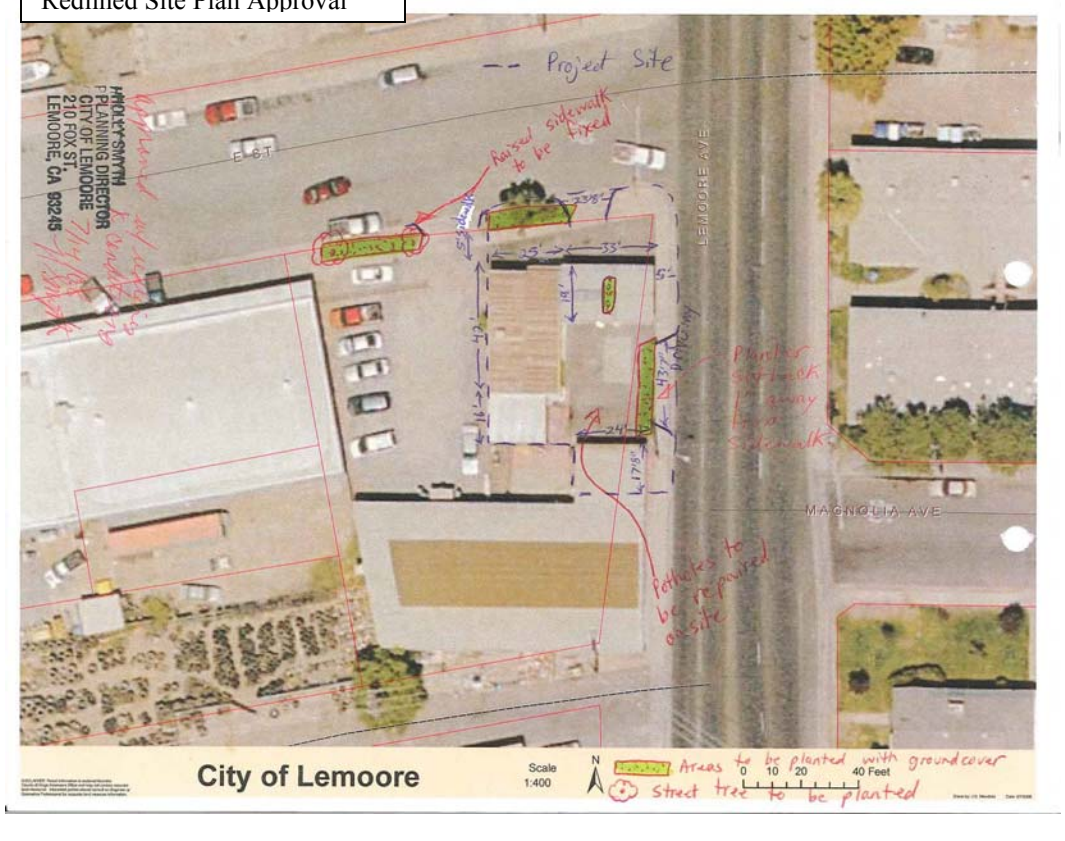
- Existing right-of-way (ROW) along the Lemoore Avenue site frontage appeared to be 60'. As discussed on the Popeye's example page, GP goal C-G-4 understands that there are some areas where existing land uses may constrain meeting City standards, which in this area would call for an 84-100' ROW. Because the existing onsite canopy and adjacent property building footprint are located directly behind the existing sidewalk within future ROW area, dedication requirements would be impossible to accommodate needed street widening without demolition of existing structures and therefore was not required. However, verbal discussions with Police Dept. wanted to limit ingress to the site from Lemoore Avenue to reduce traffic hazards; therefore planning director identified 3 different options that could help accomplish this either by 1) removing and replacing sidewalk with curb, or 2) installing gates, or 3) installing landscape. Due to below ground abatement of hazardous gases, new below ground landscaping is not allowed and above ground landscaped boxes were the preferred alternative by the property owner.
- Landscaping improvements came from GP policies CD-I-29, CD-I-24, CD-I-42 which required continued planting of street trees and landscape buffer along major arterials.

Site present day

Redlined Elevation Approval

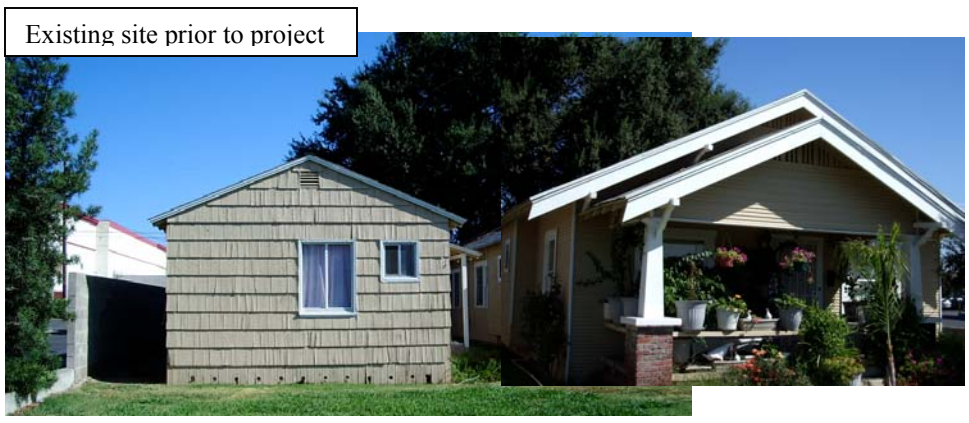


Redlined Site Plan Approval



SITE PLAN & 2 ARCHITECTURAL REVIEWS FOR LUCY MUNOZ SALON – APPROVED BY PLANNING DIRECTOR AND ARCHITECTURAL DESIGN REVIEW

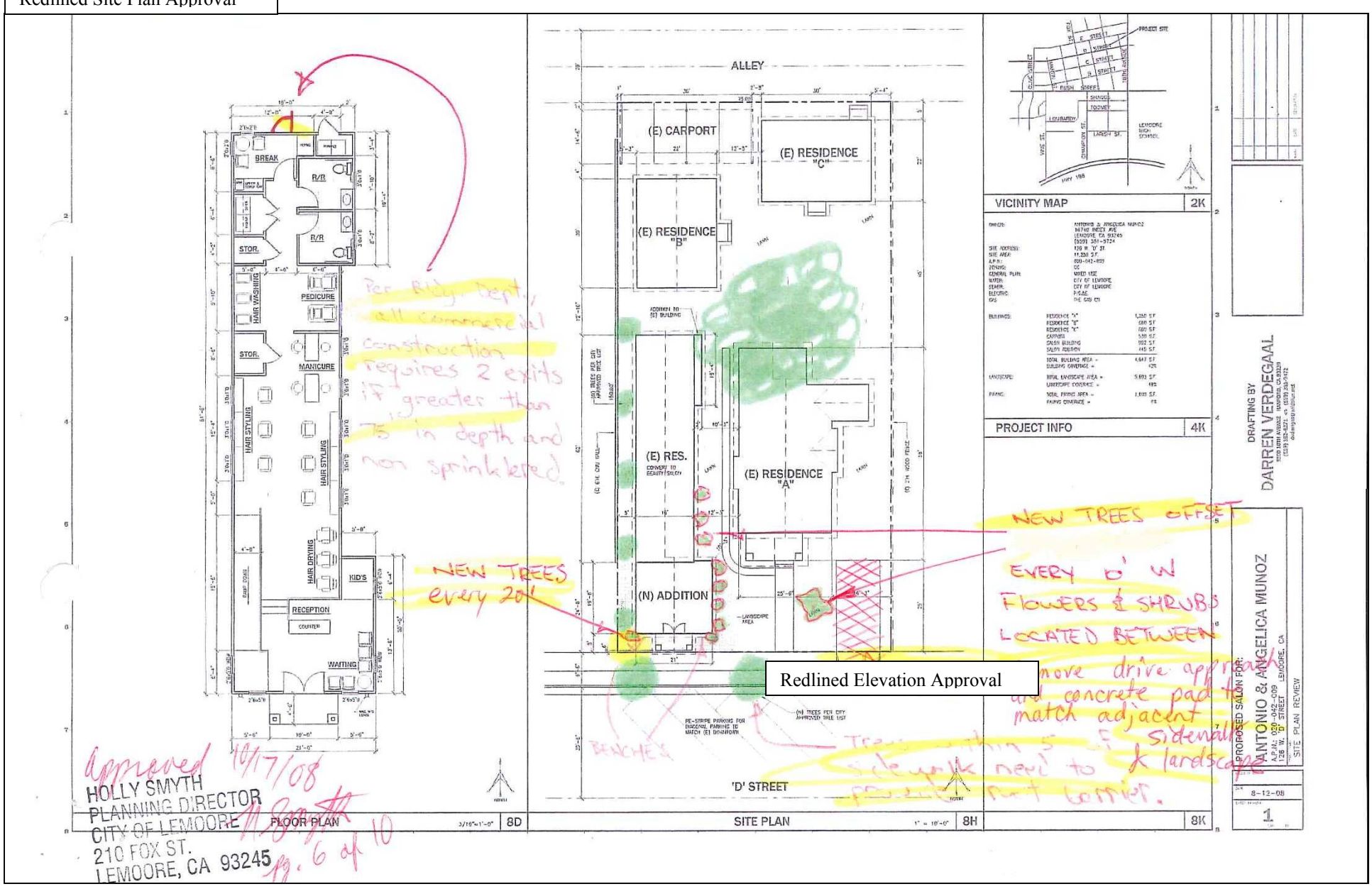
Existing site prior to project



Present day site

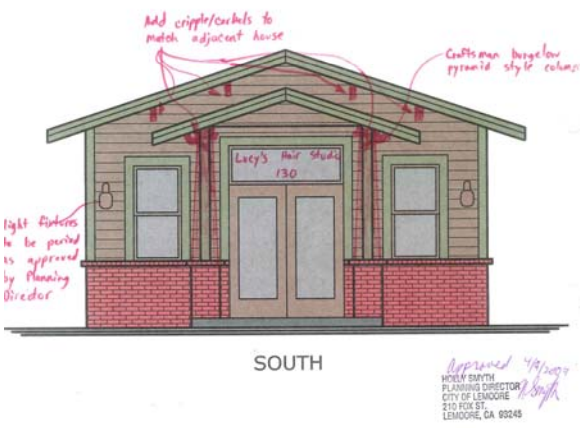
- Original Site Plan / Architectural Review / Environmental applications submitted on 8/13/2008 converting an existing residential building into a commercial salon requiring interior improvements and a small 445 square foot addition to the front of the bldg. at 130 W. "D" Street to accommodate an interior ADA ramp area plus waiting area.
- Environmental Exemption completed 9/4/2008
- Because the improvements involved an entirely new front façade the project was subject to Architectural Design Review (ADR) approval which was given with modifications to the draftsman submittal on 10/17/2008
- Administrative Site Plan approval with redlines finalized 10/17/2008
- When construction was started, the owner/applicant determined that the structure was in such poor condition that demolition of the building needed to be done and new plans were drafted to roughly keep the same building footprint Demo permit issued 2/5/2009
- New Building Plans were submitted to Bldg. Dept. for an entirely new building in place of the demolished building 3/3/2009
- Because new exterior elevations removed almost all exterior windows (since fire codes would not allow these windows to be operable and would save the applicant thousands of dollars), however new elevations were substantially different from ADR approval so 2nd review required. Application and fees submitted on 3/24/2009 and approved by ADR with modification on 4/9/2009.
- Due to the existing structure and small addition no new on-site parking required but new striping in street would be incorporated to provide 4 angled parking stalls versus the 2 parallel spaces, however the drive approach to the other building on the same site would need to be removed, curb-cut removed and parkway installed.

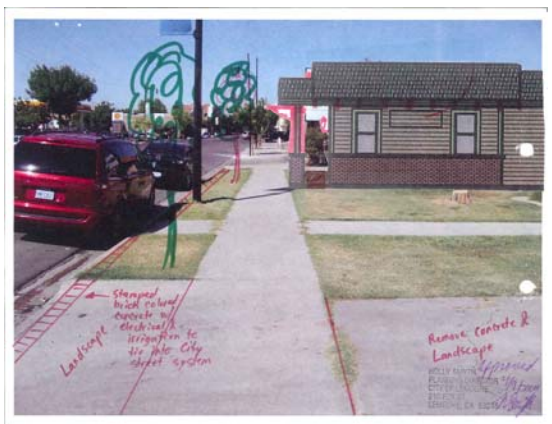
Redlined Site Plan Approval

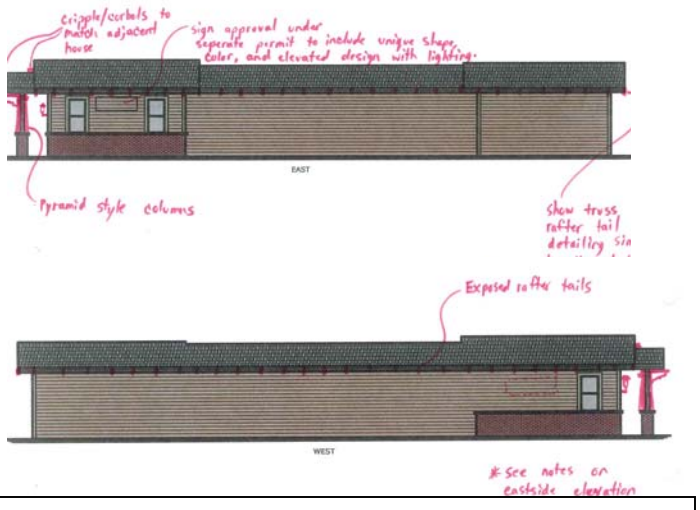


Redlined Elevation Approval

2nd ADR Approved Redlined Revised Elevation Plans







- When temporary occupancy was given, Planning inspection letter gave 120 days (from 8/13/2009) to complete 8 incomplete items.
- As of today's date the angled striping in street not completed as of yet (last understood was that Public Works determined that the City should stripe in near future rather than having owner/applicant do as the work is in the City right-of-way)
- Additionally, landscaping improvements along the westerly side of the property still not completed between the block wall and the building.