

Item 2
DR 22-04
Smart & Final Project

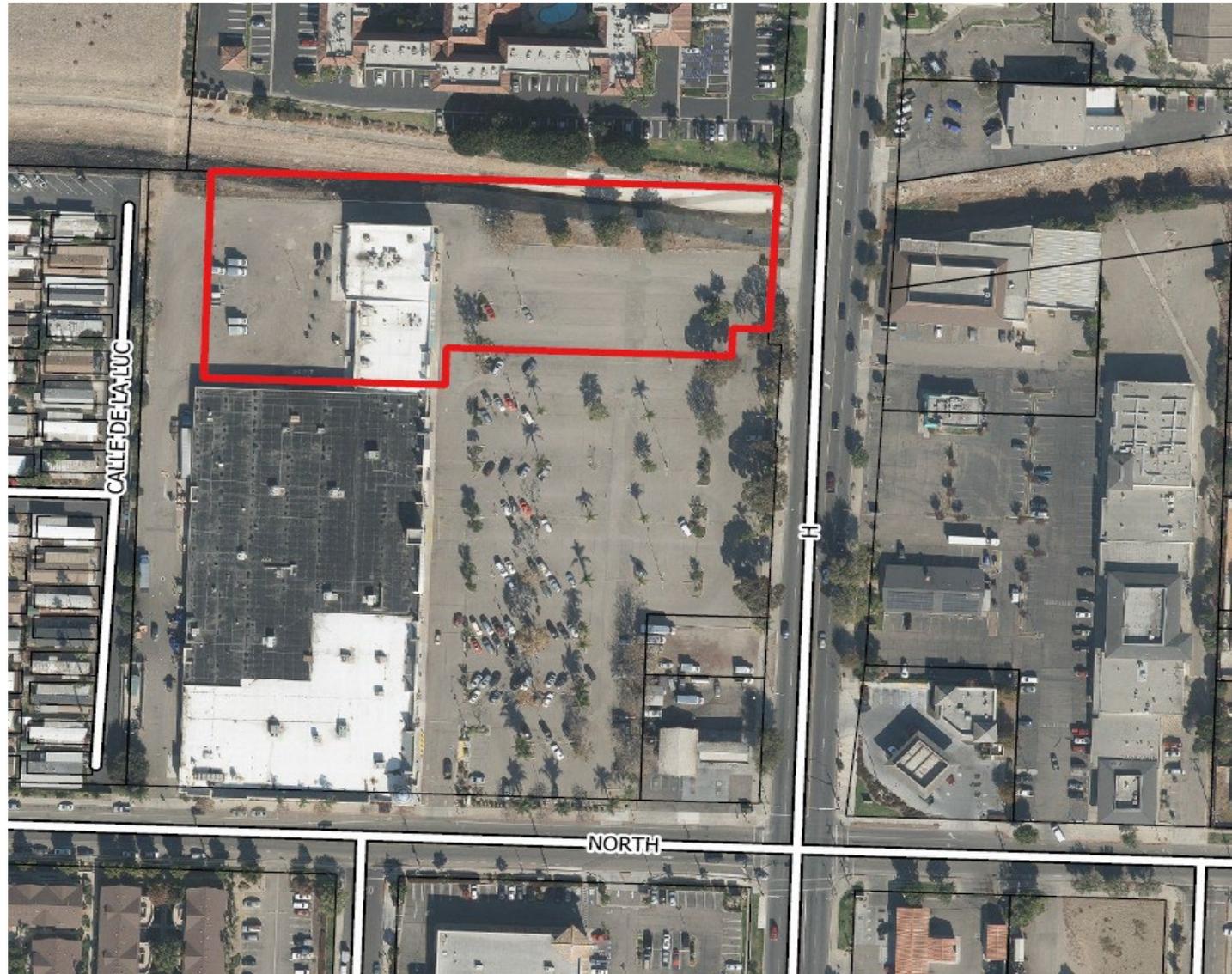
Planning Commission Meeting
November 9, 2022

Project Description

- Demolition of an existing 13,800 square foot multi-tenant retail building
- Construction of a 27,000 square foot Smart & Final retail building
- A loading zone
- Pedestrian path from the building to the public sidewalk
- A display area in front of the building for merchandise
- Site improvements to the parking lot (grind, seal, restripe) and new landscaping

Project Location

1025 North H Street



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



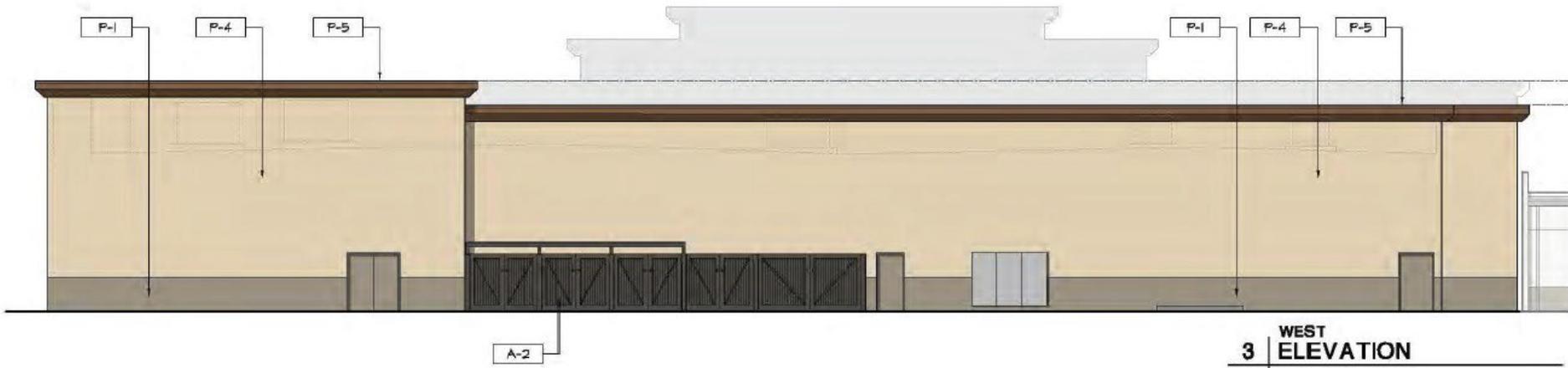
Existing Conditions



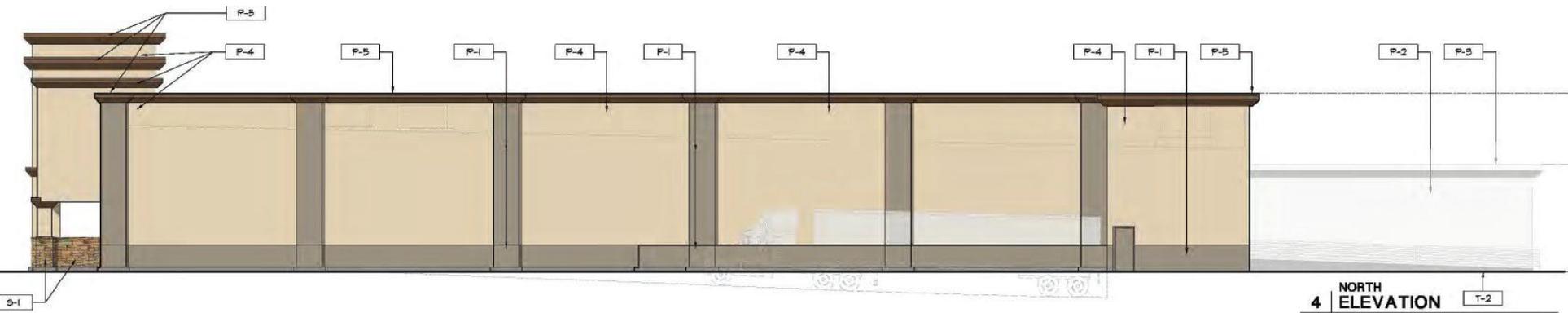
Proposed Landscape Plan



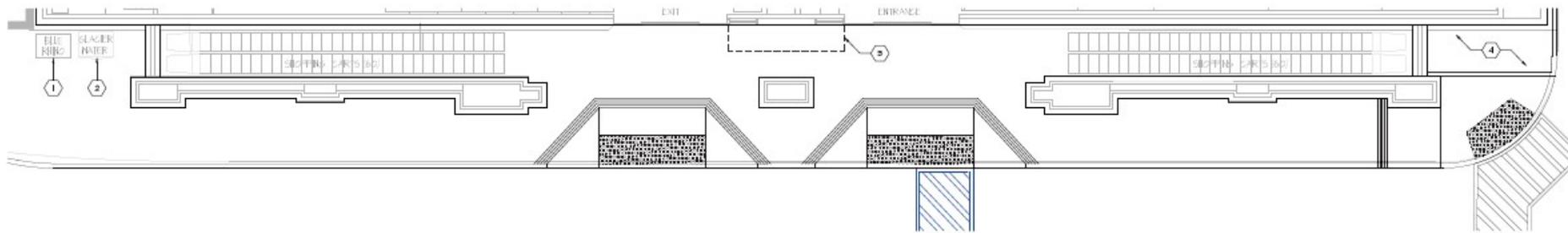
Proposed Building Elevations



Proposed Building Elevations



Proposed Display Area & Front Planter



1 | ENLARGED STOREFRONT PLAN
SCALE 2/8" = 1'-0"



2 | VENDING MACHINES SAMPLE PHOTO
SCALE N/A

Condition of Approval Amendments

BUILDING AND SAFETY – PROJECT SPECIFIC CONDITIONS:

B17. Building Official shall be notified within 72 hours of the completed demolition of the existing structure on Parcel B (Assessors Parcel Number 089-011-022), so that an investigation of the existing structure on adjacent Parcel A (Assessors Parcel Number 089-011-036) may be performed to determine whether or not there are any code deficiencies associated with the demolition work.

Staff Recommendation

- Adopt Resolution No. 975 (22) approving DR 22-04
- OR
- Provide other direction

End of Presentation