

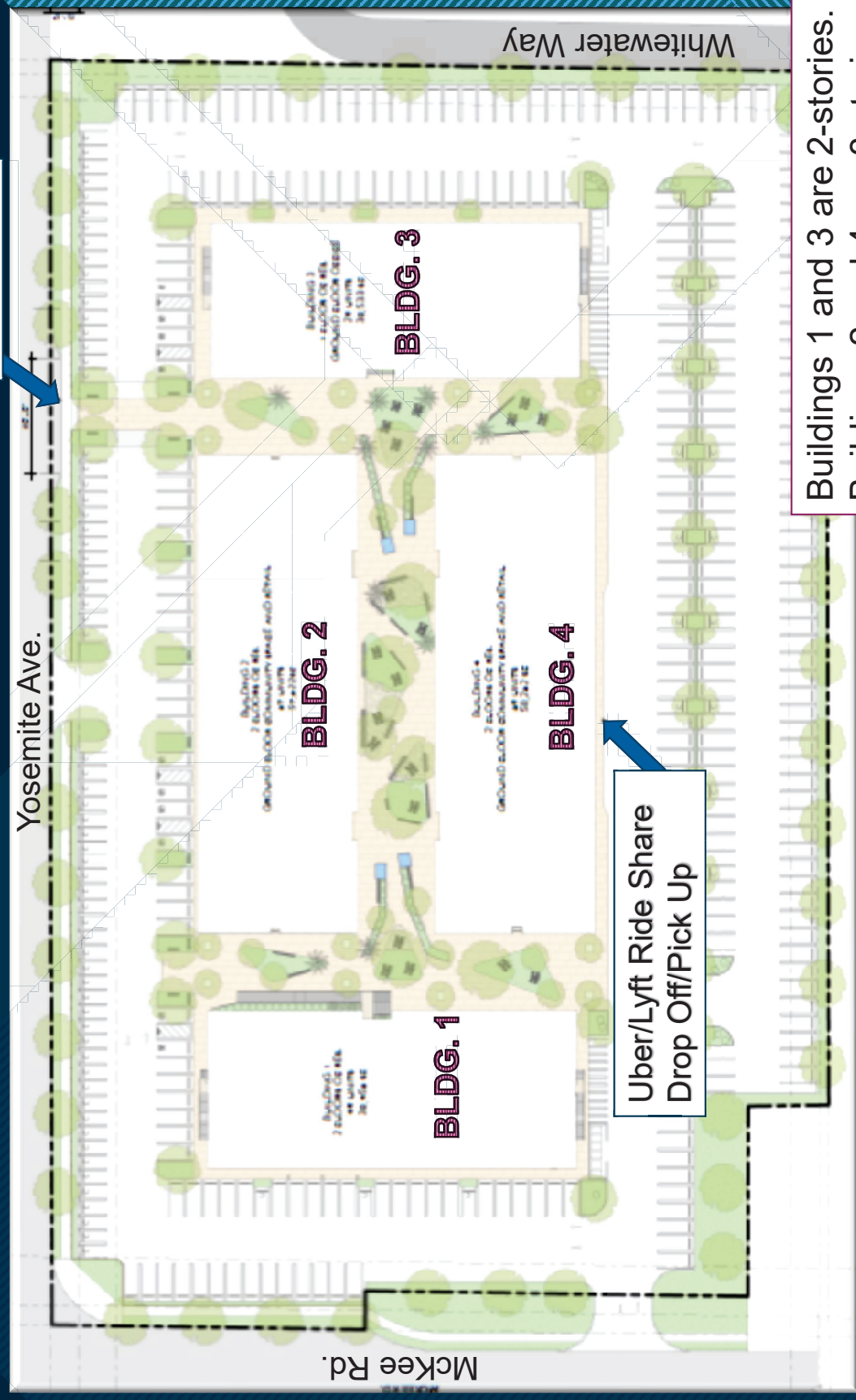
Appeal of Conditional Use Permit #1238 & Site Plan Review #455

THE HUB 2.0

City Council Meeting August 17, 2020



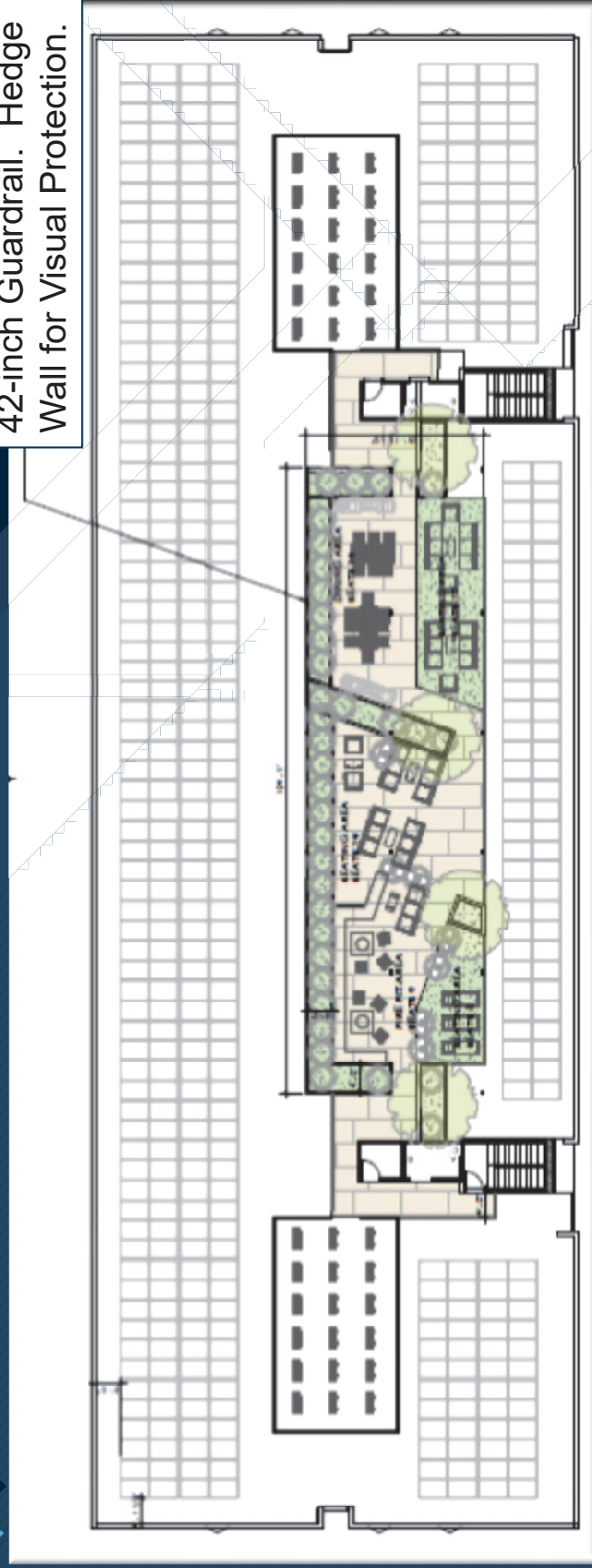
Revised
Site Plan
Submitted
June 12,
2020.
Changes
clarify the
Bus
Turnout
and the
Ride
Share
Drop
Off/Pick
Up Area.



Buildings 1 and 3 are 2-stories.
Buildings 2 and 4 are 3-stories.

ROOF-TOP DECK - REVISED

42-inch Guardrail. Hedge
Wall for Visual Protection.

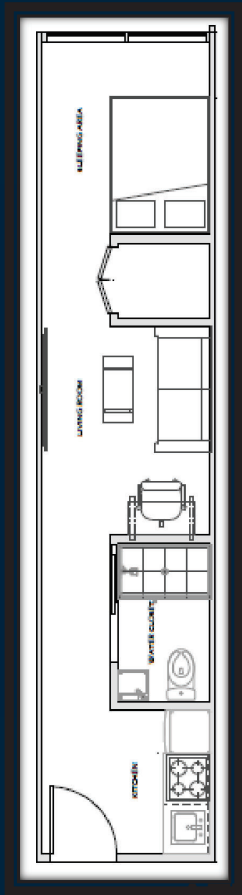


Size of deck reduced;
Deck shifted further south on the roof;
Privacy screen/hedge added to northern side;
Canopy added to shield project activities from neighborhood.
57 Seats provided.

Residential Units

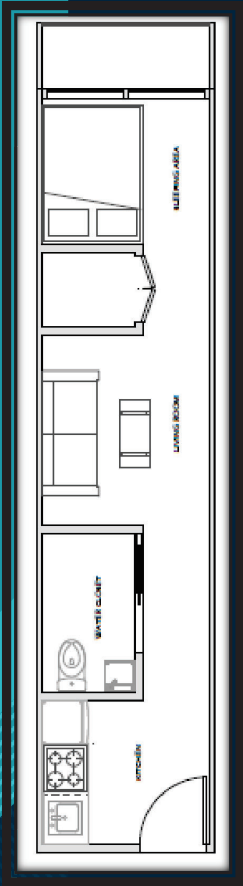
- Mixture of 1, 2, and 3 Bedroom Units.

ONE BEDROOM WITHOUT
BALCONY – 300 Sq. Ft.



82 ONE
BEDROOM
UNITS

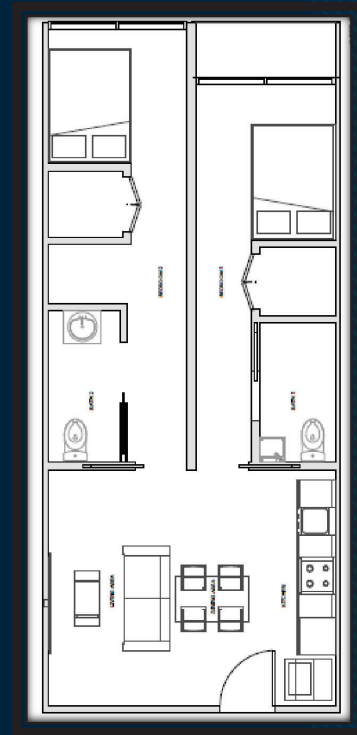
ONE BEDROOM WITH BALCONY –
276 Sq. Ft. + 24 Sq. Ft. Balcony



TWO BEDROOM/TWO BATH WITH
BALCONY – 576 Sq. Ft. + 24 Sq. Ft.



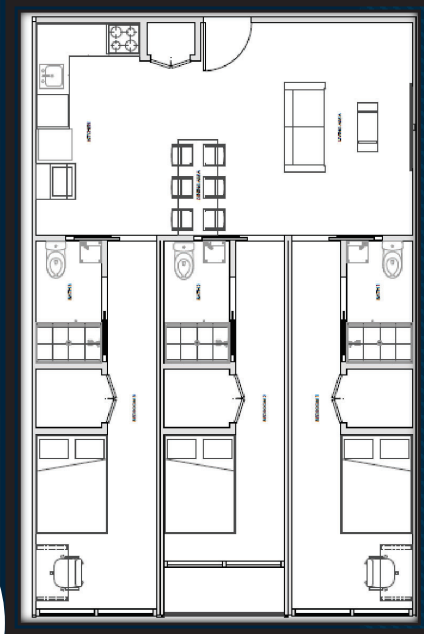
112 TWO
BEDROOM
UNITS



THREE BEDROOM/THREE BATH WITH
BALCONY – 876 Sq. Ft. + 24 Sq. Ft.



20 THREE
BEDROOM
UNITS





Background/Past Actions

- Jan. 22, 2020 – Planning Commission approved CUP #1238 to allow the redesigned mixed-use project.
- Jan. 29, 2020 – An appeal of CUP #1238 was filed by Casey Steed.
- Jan. 22, 2020 – Planning Commission approved CUP #1238 to allow the redesigned mixed-use project.
- Jan. 29, 2020 – An appeal of CUP #1238 was filed by Casey Steed.
- April 13, 2020 – Planning Commission approved Site Plan Review #455 at a Special Meeting.
- April 20, 2020 – An appeal of SP #455 was filed by Richard Harriman on behalf of Casey Steed.
- May 4, 2020 - City Council held a public hearing and heard all testimony. The item was continued to a future meeting (two to four weeks away).
- June 1, 2020 – Item continued to June 15, 2020.
- June 15, 2020 - Revised plans presented to City Council.
- June 15, 2020 - Item continued to August 17, 2020 (with New Public Hearing).
- August 11, 2020 – Letter from Ennis Consulting received.

Council Action

1. After the public hearing, provide direction to staff regarding whether action will be taken on original plans or revised plans submitted June 12, 2020.

Provide direction to staff on approval or denial of Environmental Review:

- ☐ Environmental Review #19-37 (Mitigated Negative Declaration) for CUP #1238
- ☐ Environmental Review #20-05 (CEQA Section 15162 Findings) for Site Plan #455

2.

3. Provide direction to staff regarding findings to grant or deny the appeal, including specific objective reasons, with or without prejudice.

Questions.....