

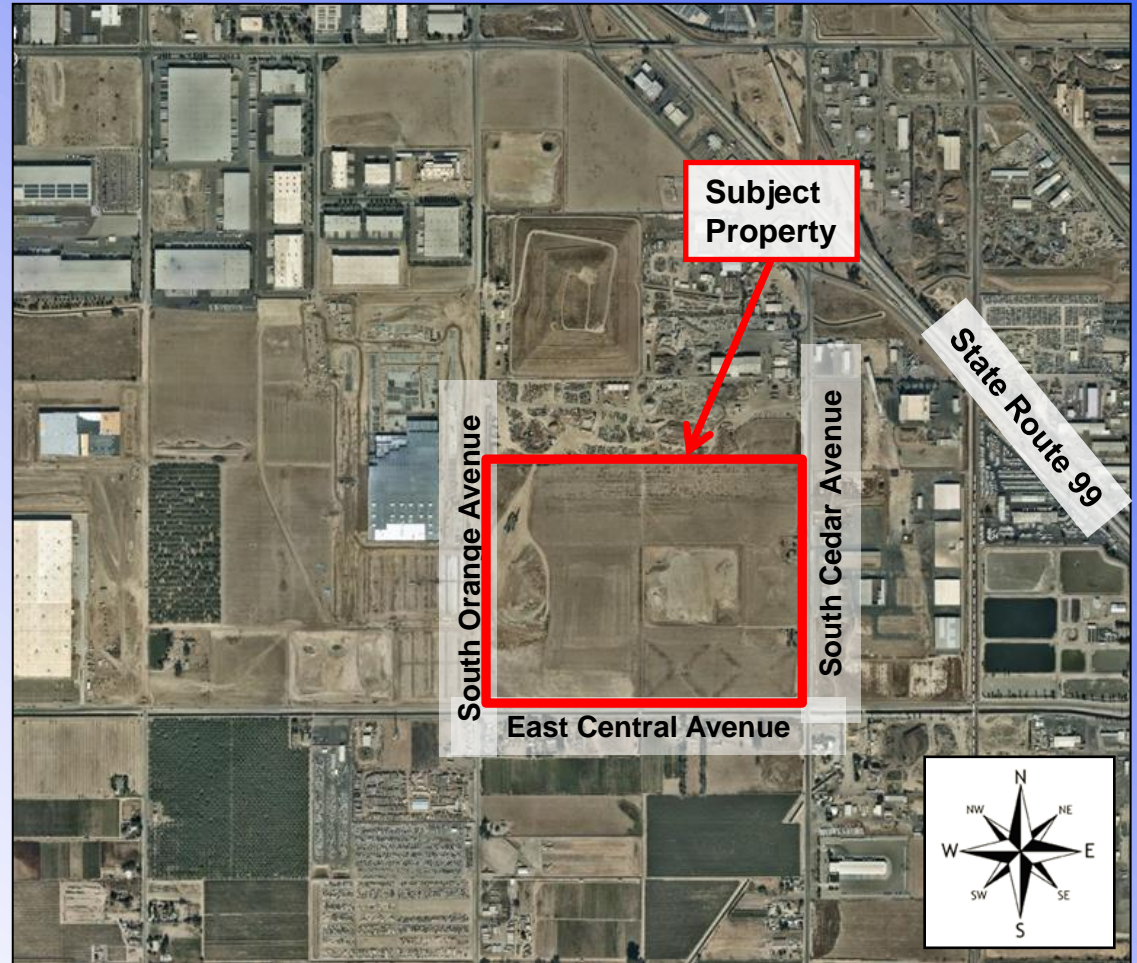
# CONSIDERATION OF

## DEVELOPMENT PERMIT APPLICATION NO. D-16-109 AND RELATED ENVIRONMENTAL FINDING FOR EA NO. D-16-109

*Filed by  
Ken Vang of Precision Civil Engineering,  
on behalf of Richard Caglia*

# Aerial Photograph

- Approximately ±110.81 acres
- Located on the north side of East Central Avenue between South Orange and South Cedar Avenues
- IH (*Heavy Industrial*) zone district
- Heavy Industrial planned land use



# Development Permit Application No. D-16-109

- Proposes to develop an industrial business park with up to seven reinforced concrete buildings for industrial uses. The buildings will range in size from 124,200 square feet to 1,000,000 square feet, with a total building square footage not to exceed  $\pm 2,145,420$ .
  - General Industrial, Indoor Warehousing and Storage, and Wholesaling and Distribution uses permitted “by-right.”
  - The Director approved the project on October 24, 2017.
  - EA and Director’s decision appealed on November 8, 2017.
  - Planning Commission unanimously recommended approval on December 20, 2017.

# Staff Recommendation

- **ADOPT** the Mitigated Negative Declaration prepared for Environmental Assessment No. D-16-109, dated September 18, 2017; and,
- **DENY** the appeal and **UPHOLD** the Director's approval of Development Permit Application No. D-16-109 authorizing the development of an industrial business park for industrial uses with up to seven reinforced concrete buildings ranging in size from 124,200 square feet to 1,000,000 square feet, with a total building square footage not to exceed  $\pm 2,145,420$ .