



Nicoli Pacific Industrial Building and Storage Yard

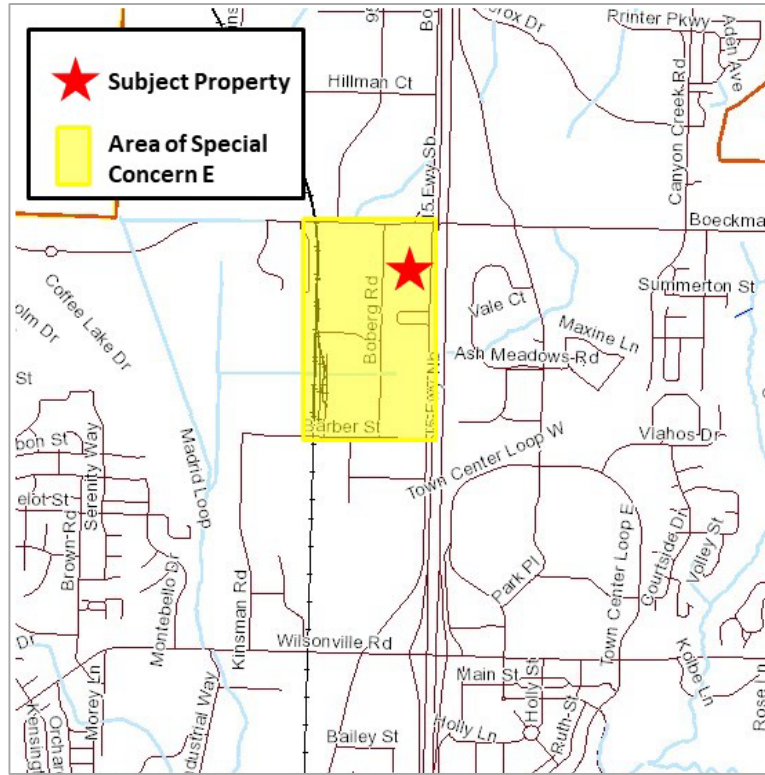
DRB Panel B Public Hearing

April 27, 2020

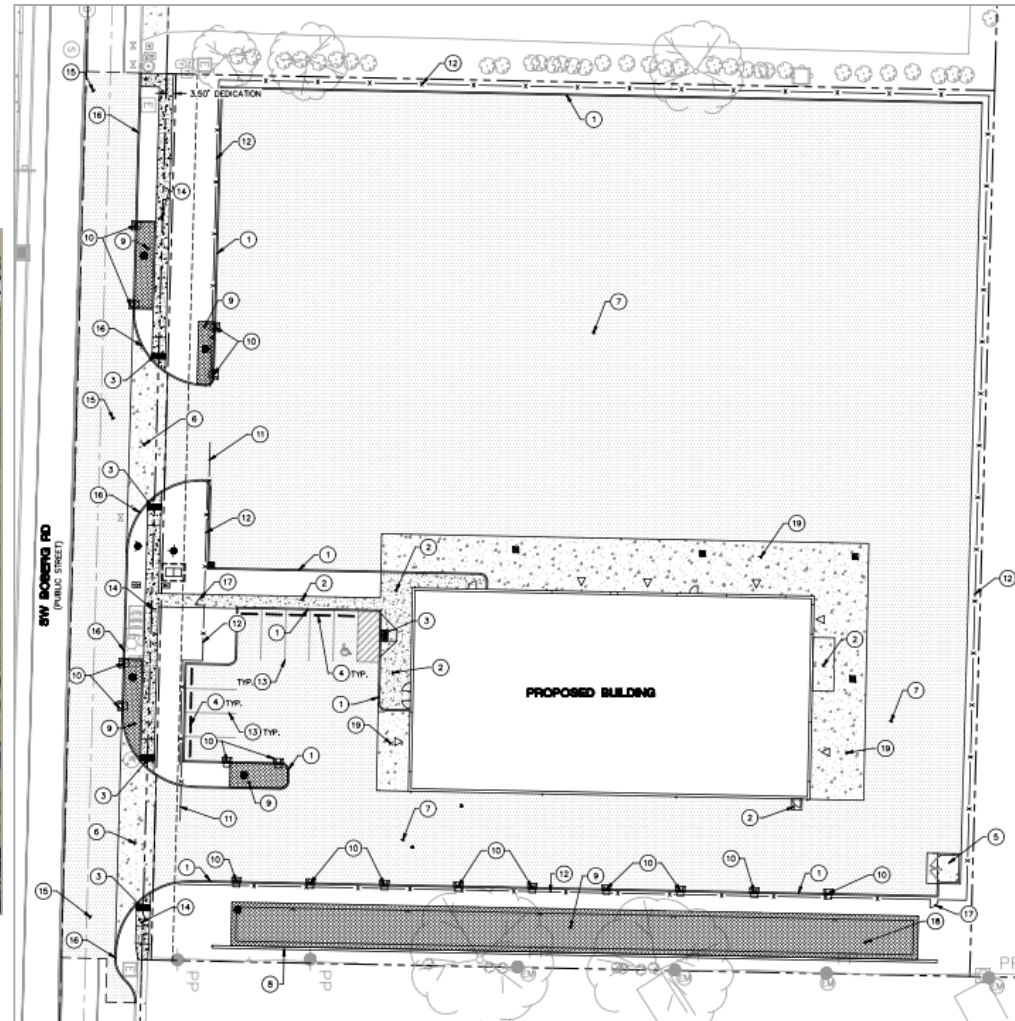
Presented by:

Cindy Luxhoj AICP, Associate Planner

Location



Background



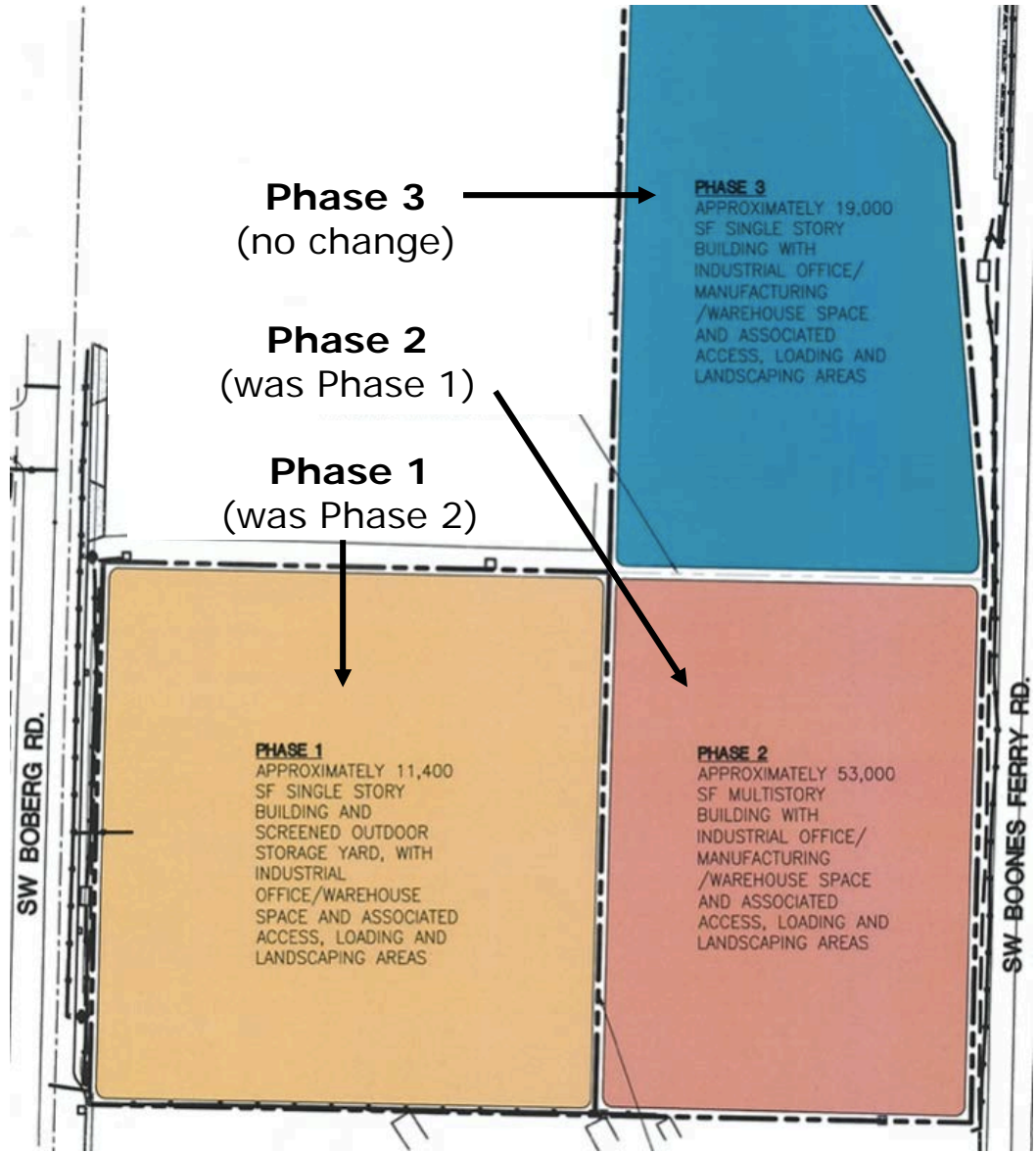
Noticing

- Standard noticing included extra information related to COVID-19
- Applicant sent separate flyer to Walnut Mobile Home Park residents
- No comments received

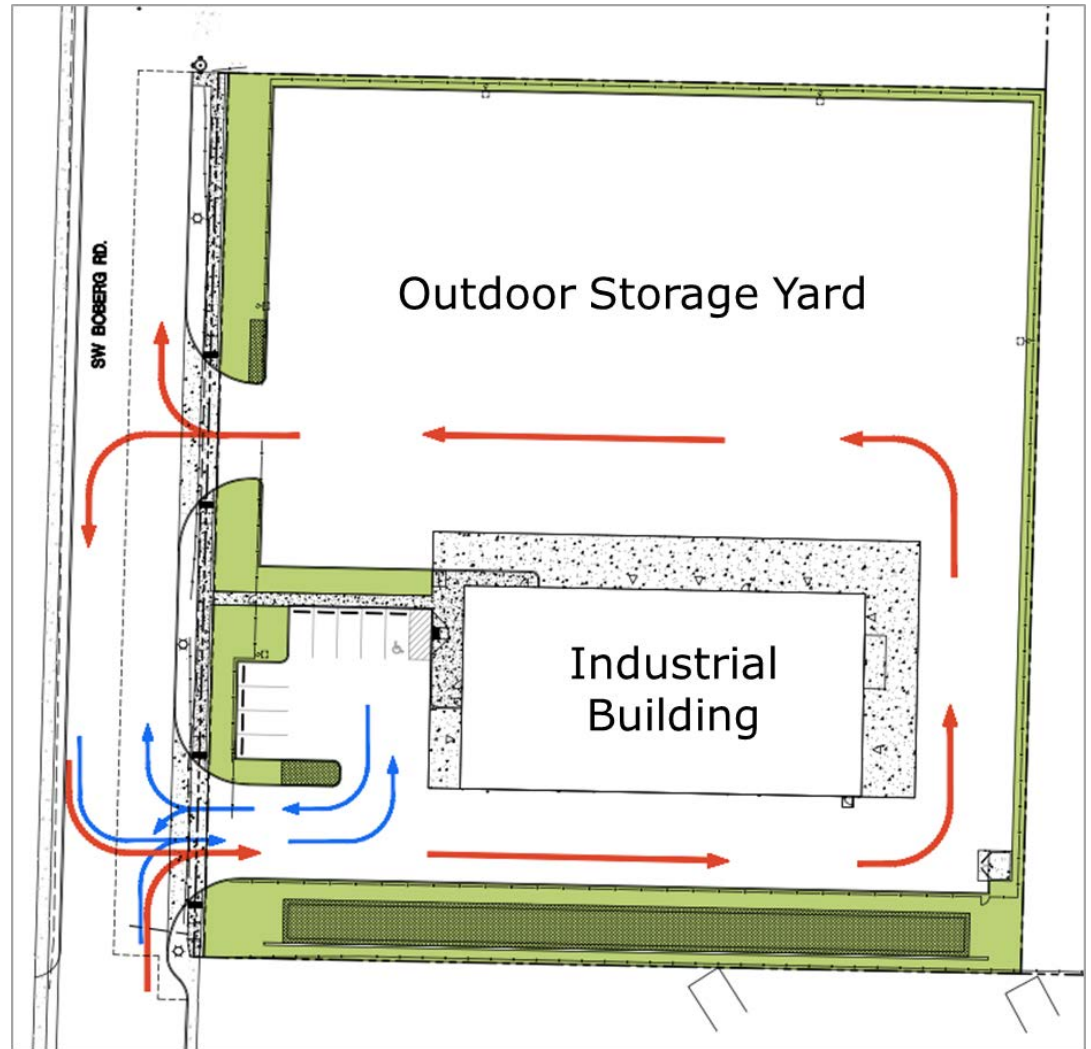
List of Applications

- Stage I Master Plan Modification (DB20-0002)
- Stage II Final Plan (DB20-0003)
- Site Design Review (DB20-0004)
- Class III Sign Review (DB20-0005)
- Type C Tree Removal Plan (DB20-0006)

Stage I Master Plan Modification



Stage II Final Plan



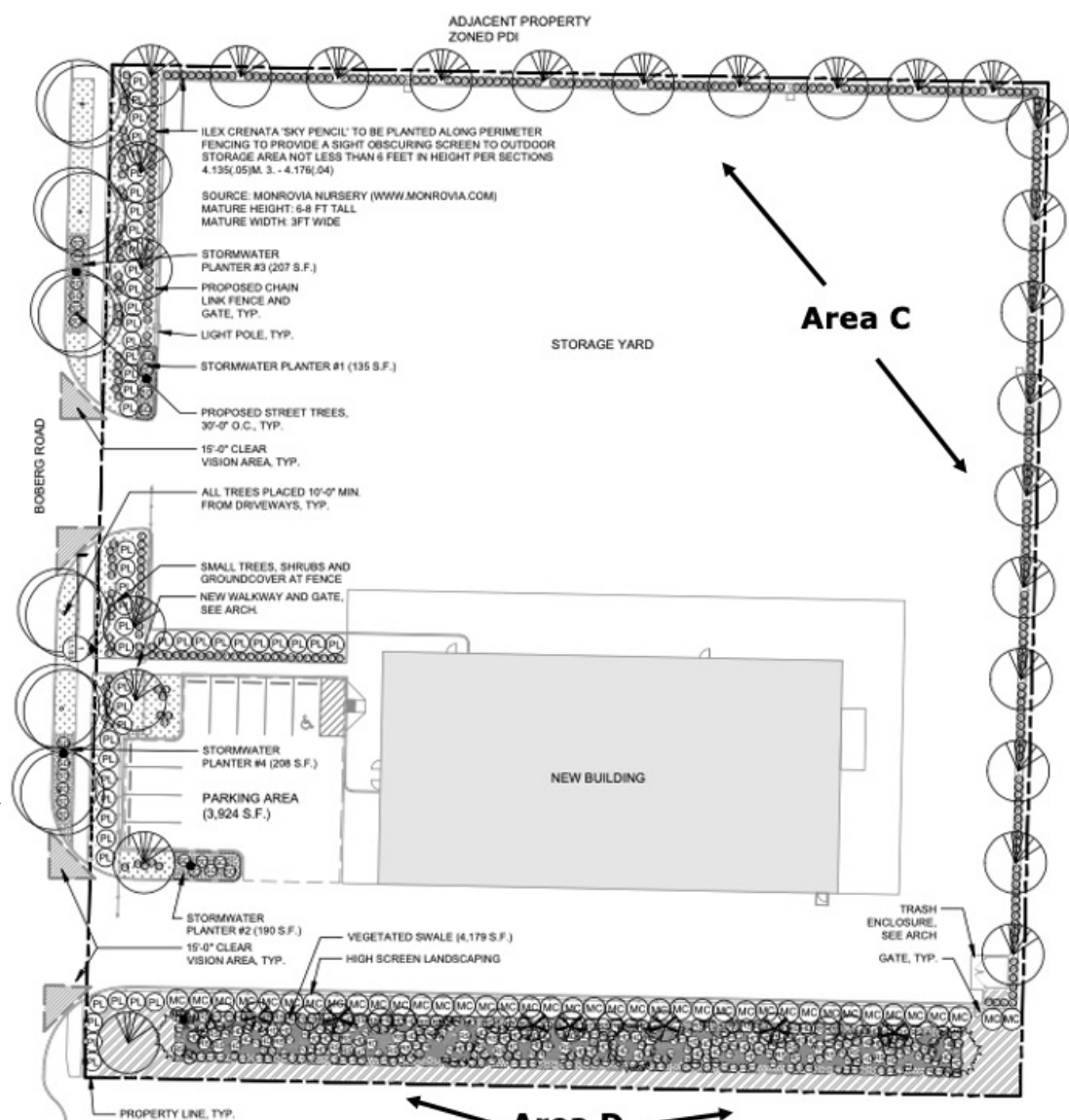
Outdoor Storage Yard Screening

Area B

Area C

Area A

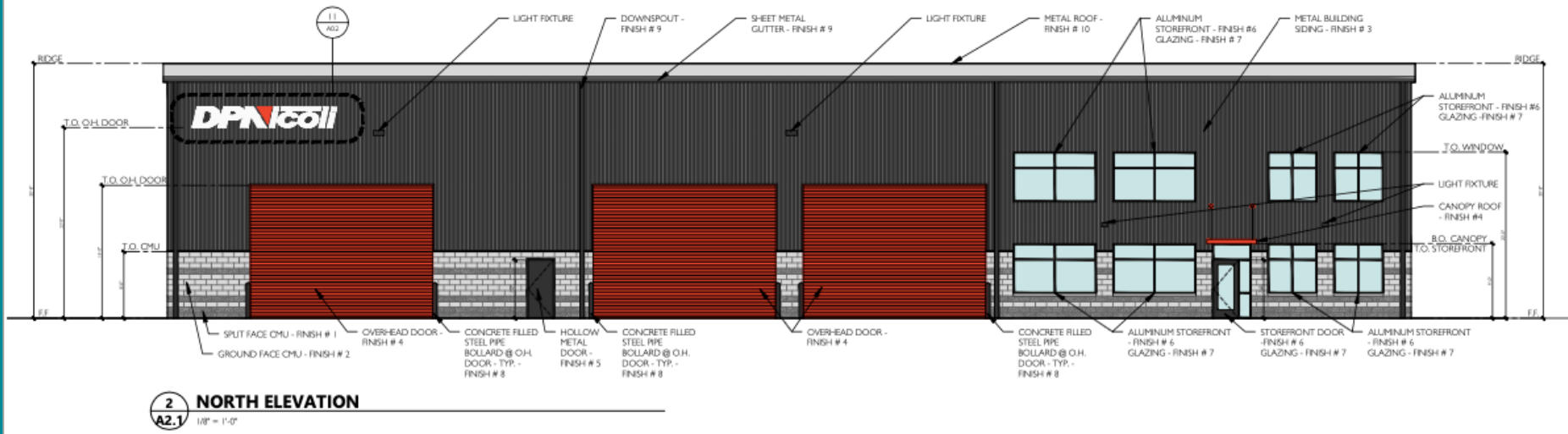
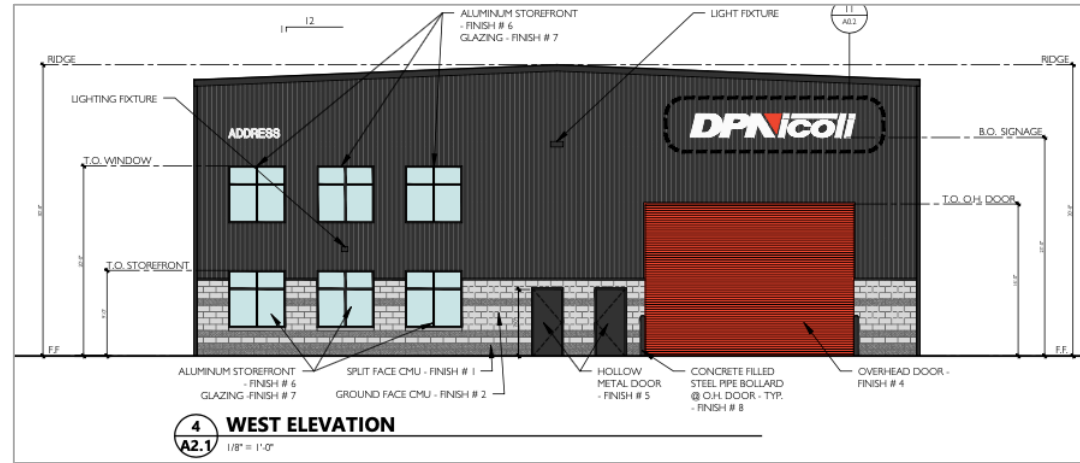
Area D



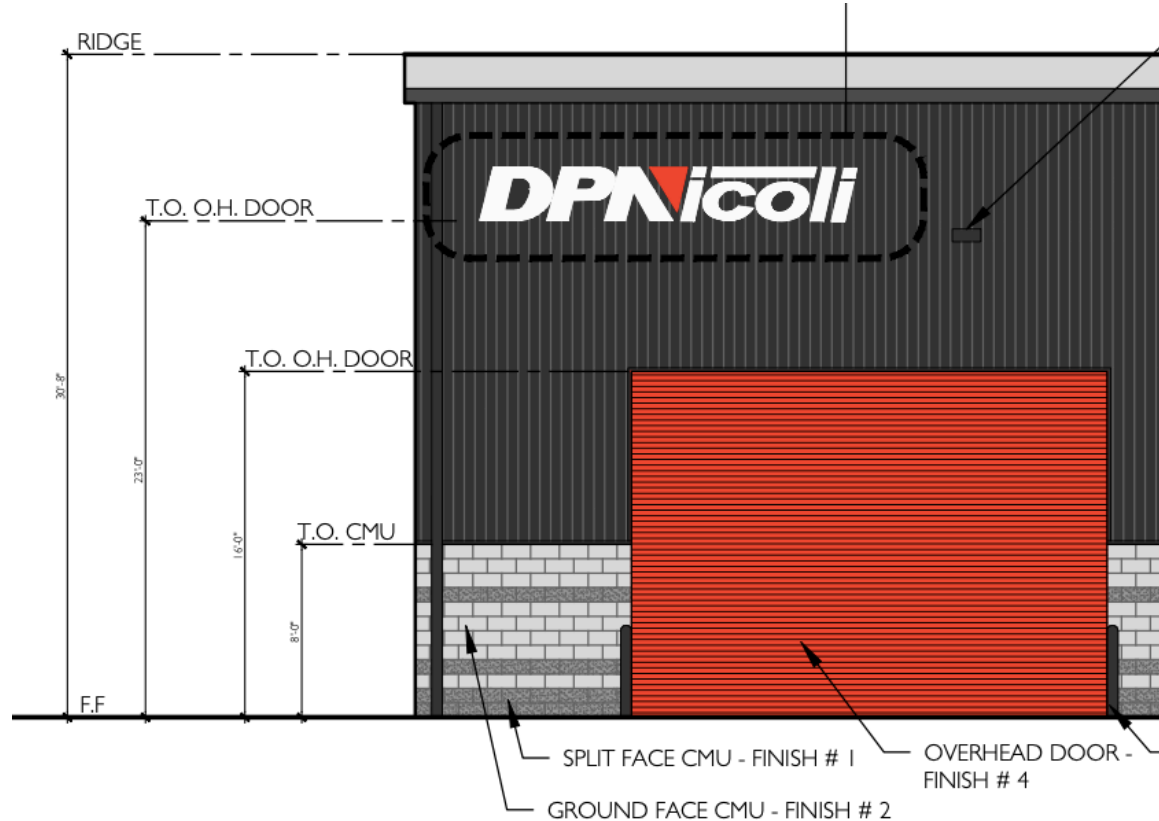
01 TYPICAL ELEVATION ALONG BOBERG ROAD - STORAGE SCREEN

NOT TO SCALE

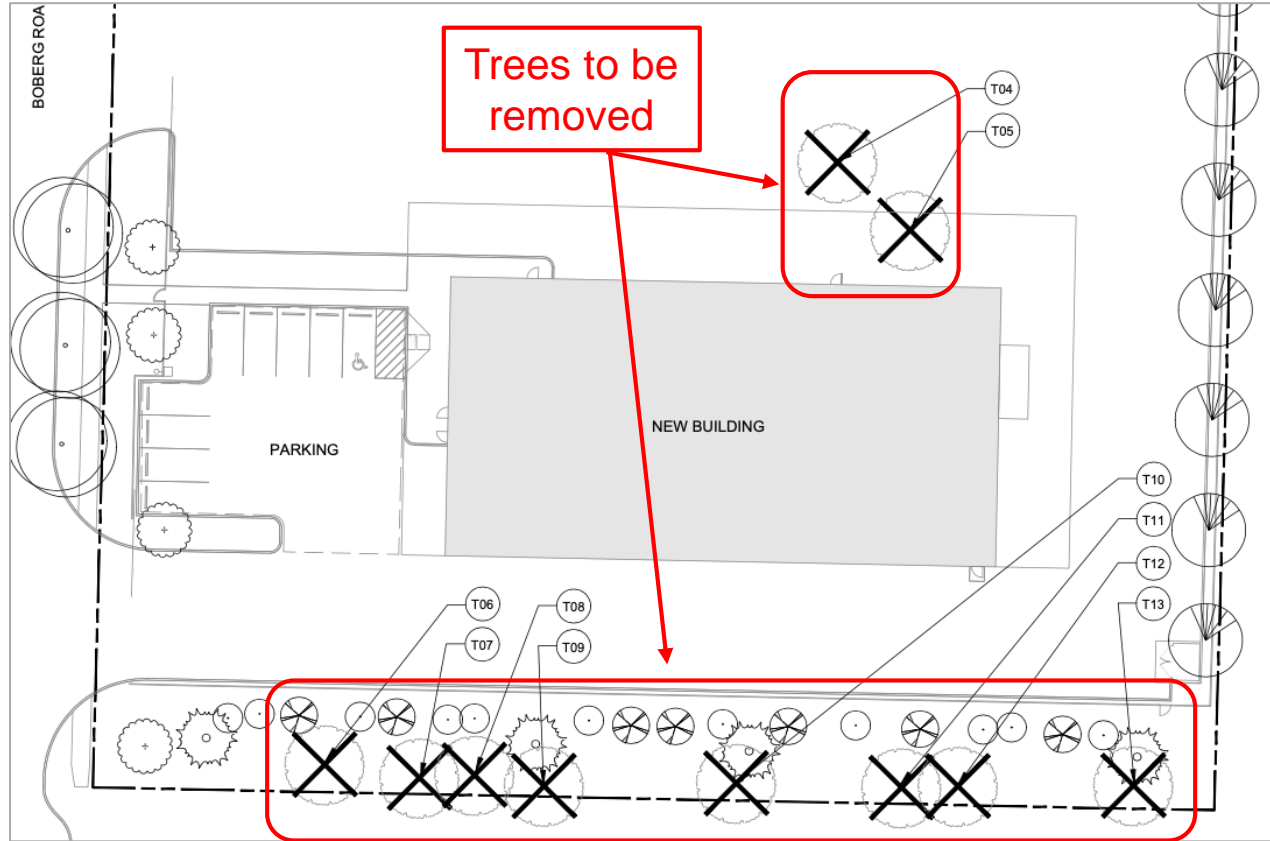
Site Design Review



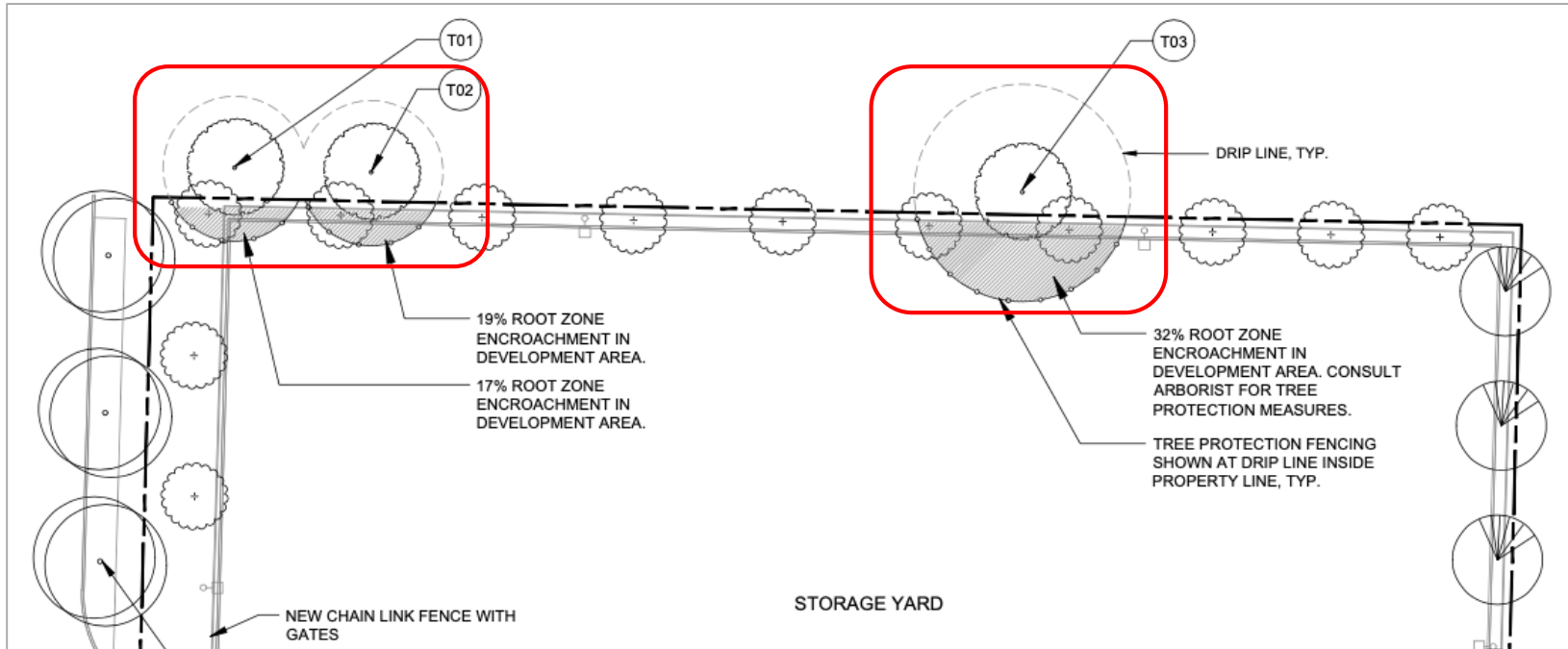
Class III Sign Review



Type C Tree Removal Plan



Off-site Tree Protection



Request from Applicant

- Accelerated review
- Waiver of application requirements

Staff Recommendation

- Approve with conditions:
 - Stage I Master Plan Modification (DB20-0002)
 - Stage II Final Plan (DB20-0003)
 - Site Design Review (DB20-0004)
 - Class III Sign Review (DB20-0005)
 - Type C Tree Removal Plan (DB20-0006)

Questions?