

Tentative Tract Map No. 83265

Conditional Use Permit CUP2021-0002

New 10-unit Industrial Condominium Development

900 South Magnolia Avenue

Eric Tsang of Eric Tsang Architects and Hank Jong of EGL Associates, Applicants

Planning

Community Development

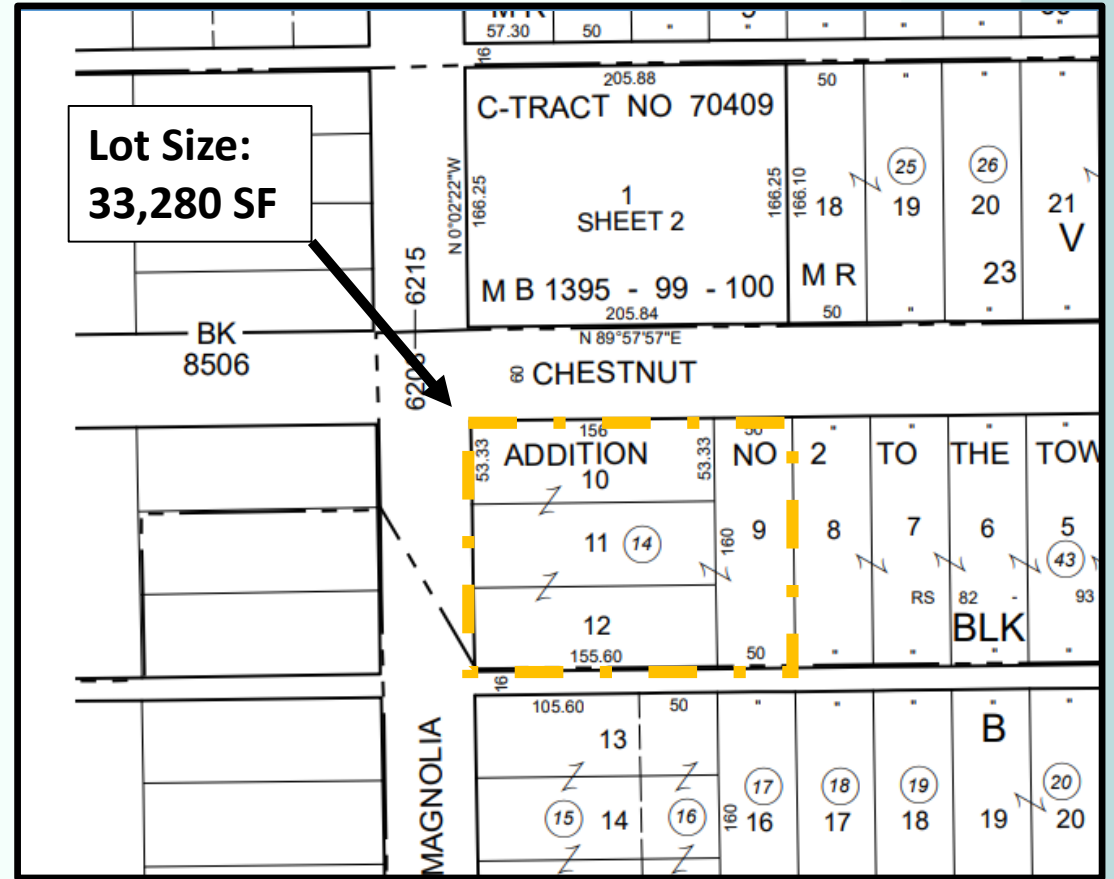
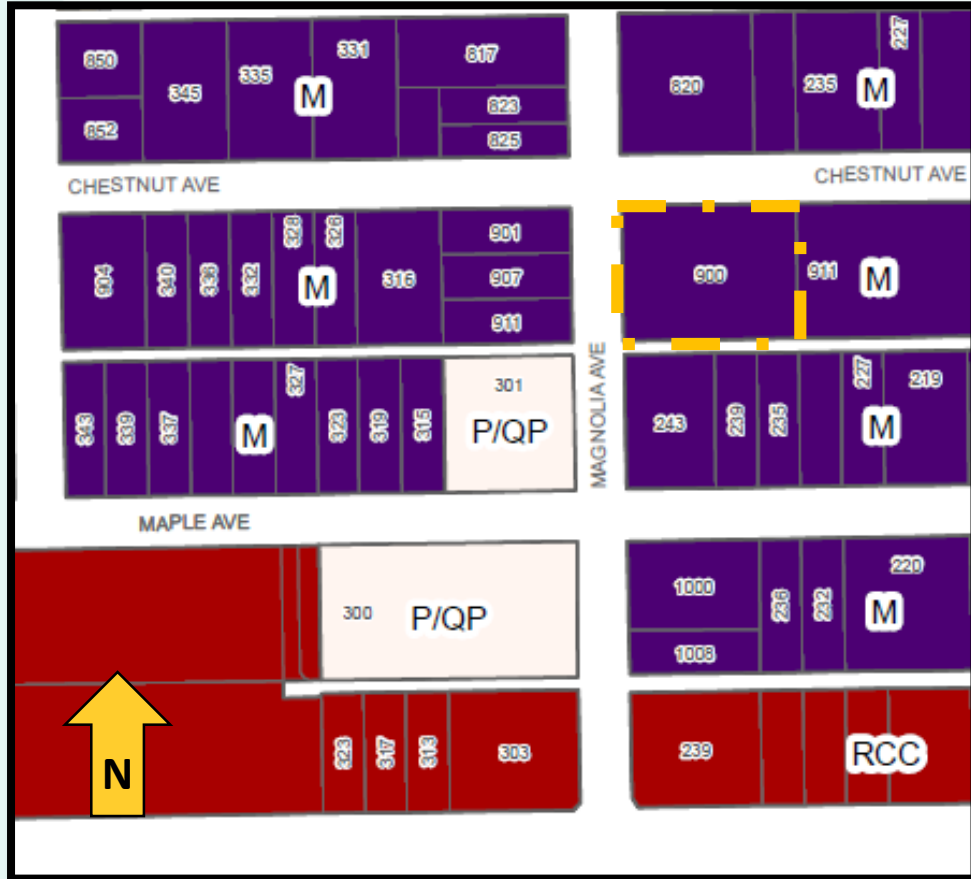


LOCATION



900 S Magnolia Avenue

LOCATION



EXISTING SITE

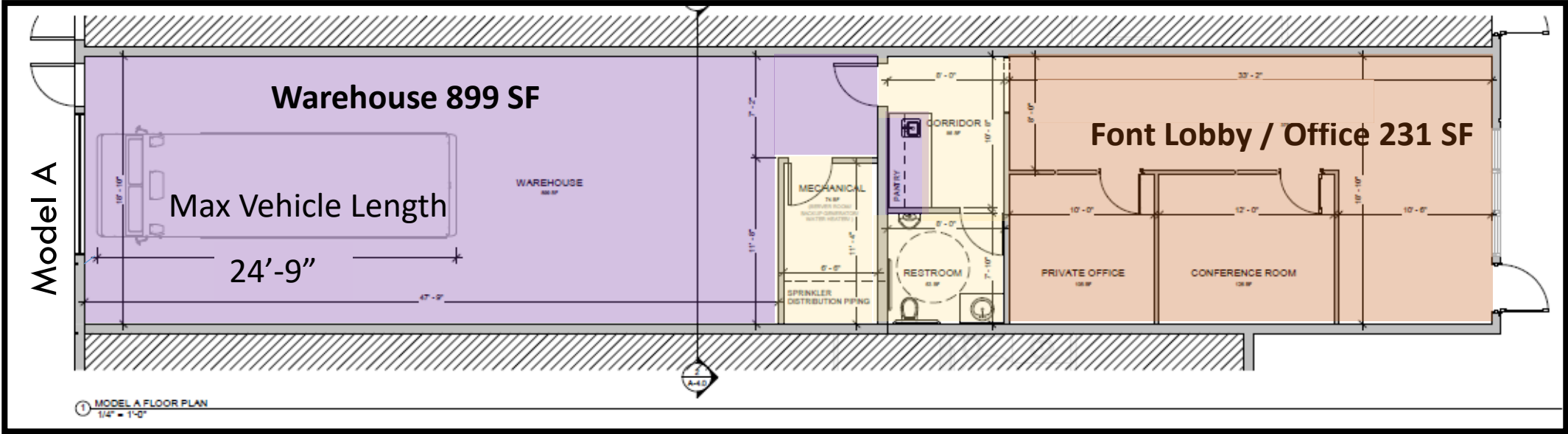


View from Magnolia Ave looking EAST

EXISTING NEIGHBORHOOD



FLOOR PLANS



10-Unit Industrial Condominium

Total Floor Area: 17,084 SF

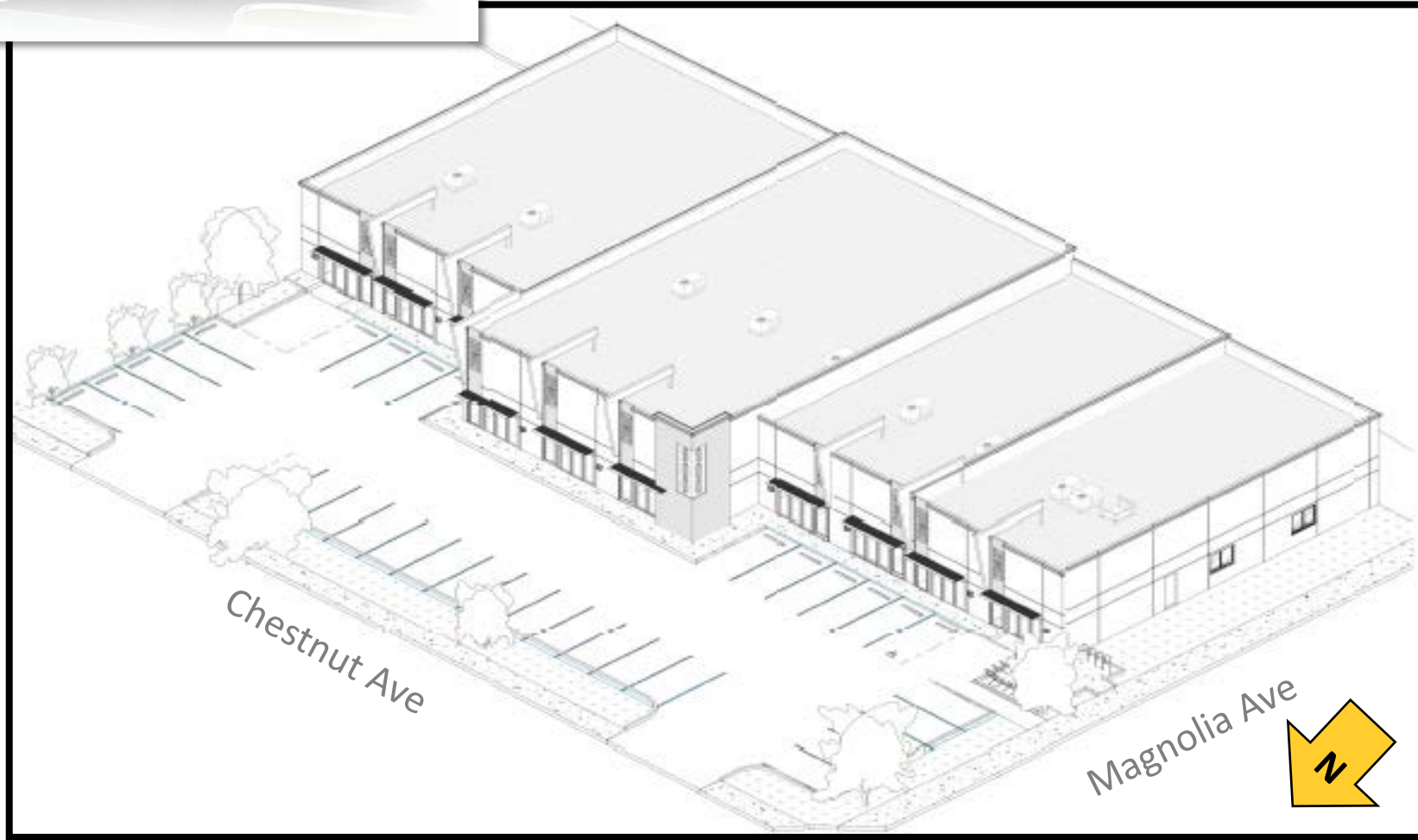
- Warehouse: 9,848 SF
- Office: 2,995 SF

	Model A	Model B	Model C	Model D
Office	610	265	265	265
Warehouse	899	1,244	923	923
Mechanical	74	79	79	--
Restroom	63	62	62	62
Corridor	86	91	91	91
TOTAL	1,945 SF	1945 SF	1,607	1,528 SF

ZONING COMPLIANCE

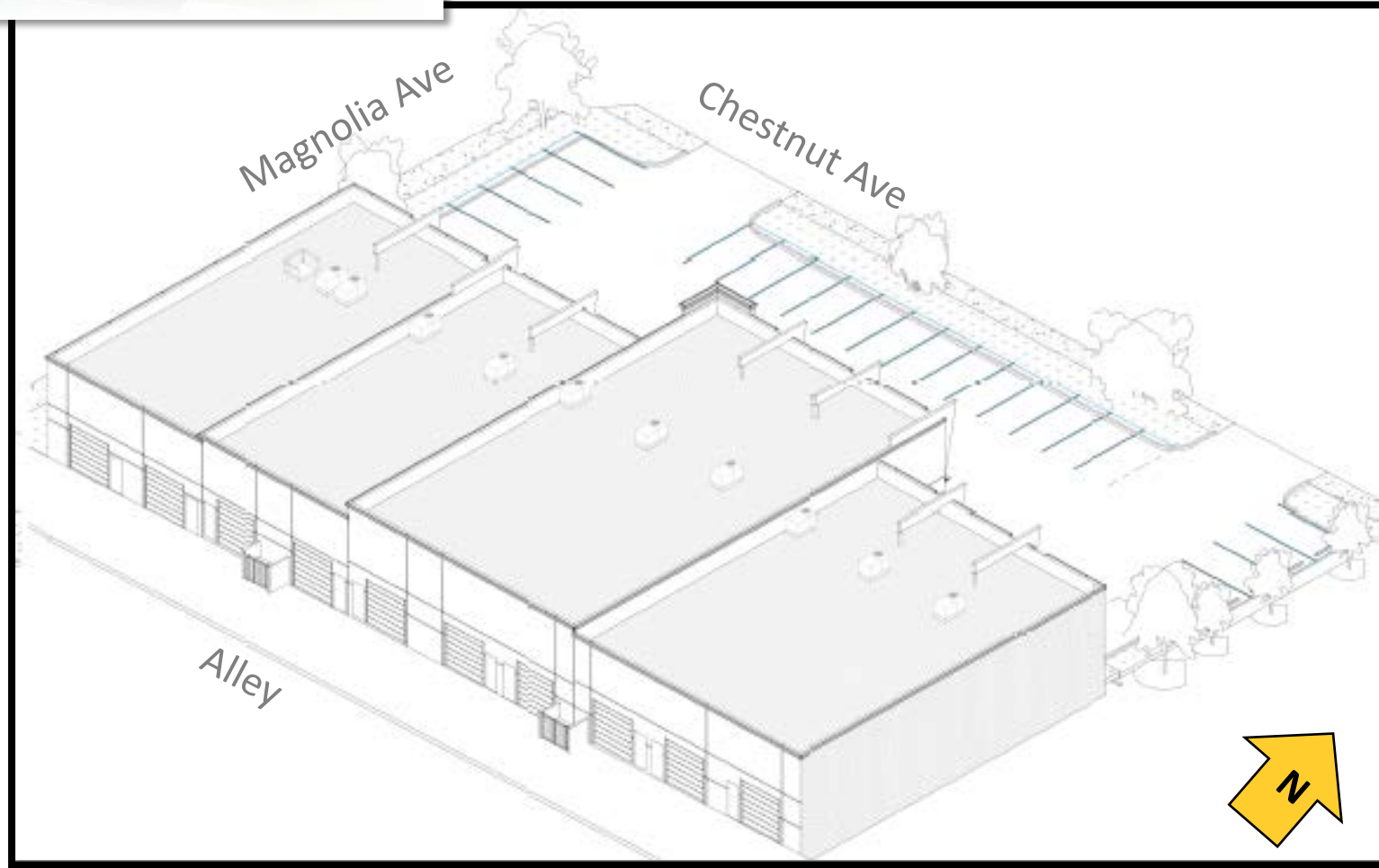
ZONING CODE STANDARD	REQUIREMENT	PROPOSED
Floor Area Ratio	.75 (Max)	.51
Front Setback	10 (Min)	10
Side Setback (Chestnut Ave)	10 (Min)	53
Side Setback (Alley)	0 (Min)	9
Rear (Lot Adjacent)	0 (Min)	0
Parking	32 (Min)	33

ELEVATIONS



View looking Southeast

ELEVATIONS



View looking Northwest

ELEVATIONS



Base Stucco
Glacier White



Vertical Fin Accent
Brushed Clay



Corner Accent
Thunder Sky



Metal Awnings
Dark Grey



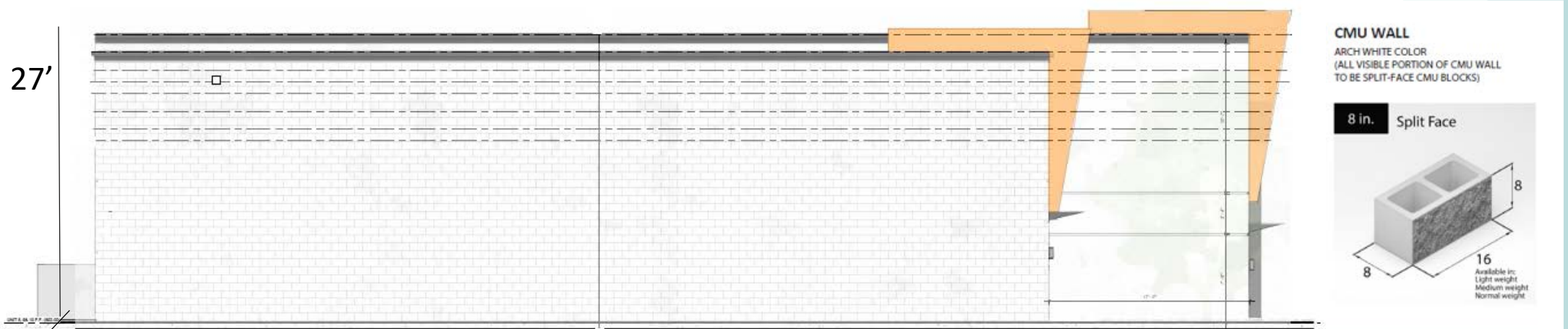
Doors and Windows



Exterior Lights
Building Mounted

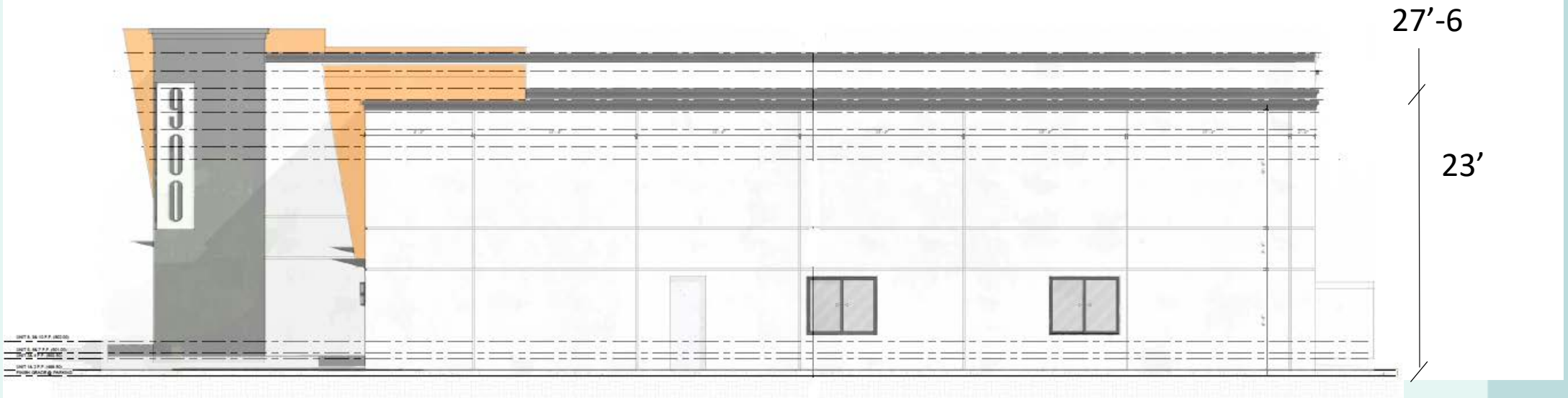


BUILDING ELEVATIONS



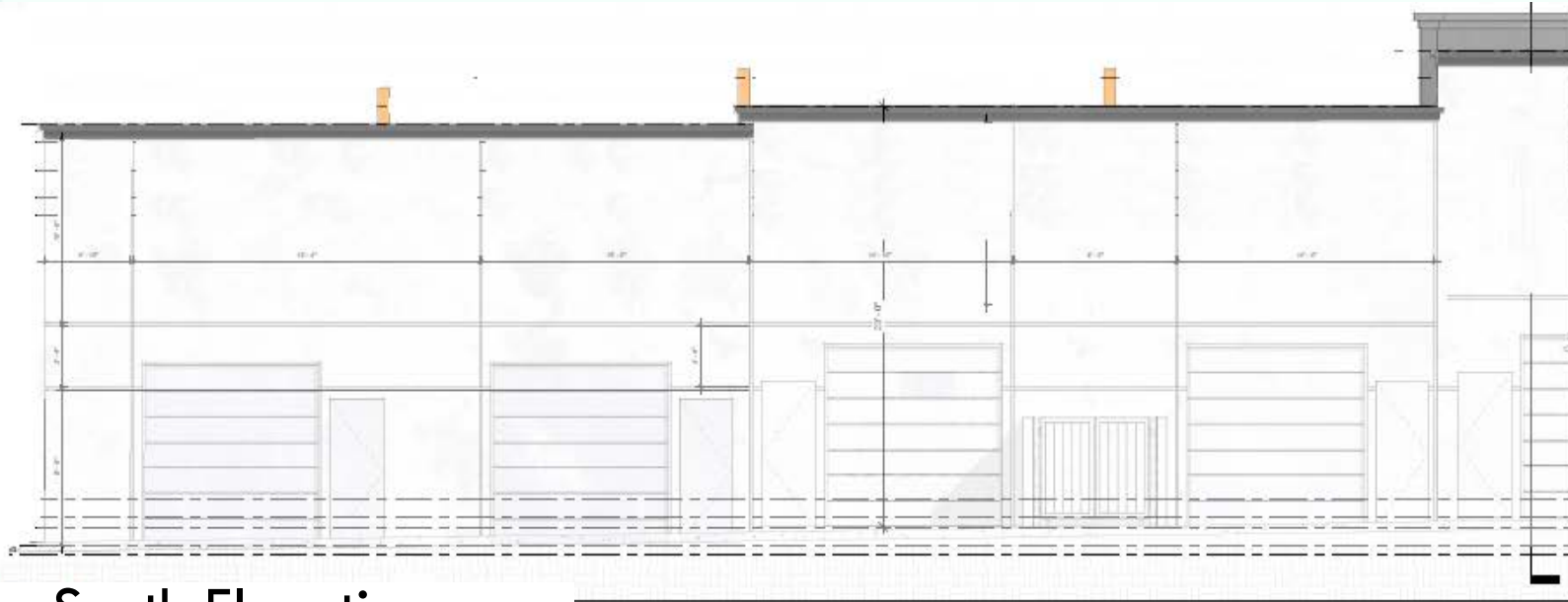
East (Side) Elevation

① EAST ELEVATION
1/4" = 1'-0"



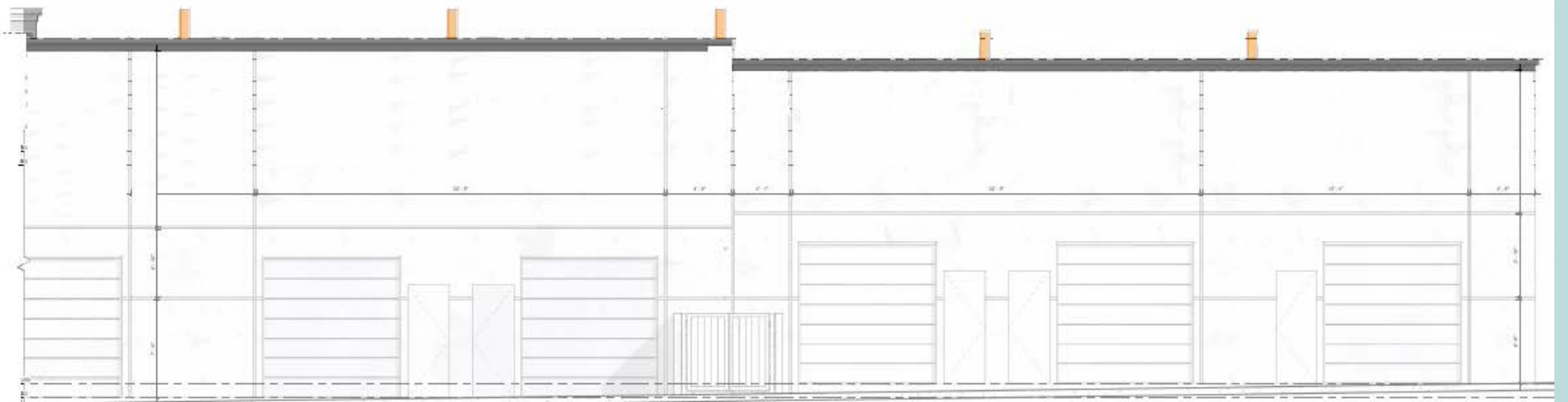
West (Side) Elevation

BUILDING ELEVATIONS



South Elevation

ROLL UP DOOR
ROLL UP DOORS DIRECT
MODEL 1000 INDUSTRIAL DOOR
PRE-ASSEMBLED 10' x 10'
SATIN WHITE



South Elevation

CONDITIONS OF APPROVAL

- **Standard Planning, Public Works, and Fire Conditions**
- **Future Business Operation**
 - Use of building square footage is based on provision of 33 parking spaces (COA #1).
 - Industrial: 9,848 SF
 - Office: 2,995 SF
 - Addition of mezzanine area may be permitted upon review of the Development Review Committee (COA #16).
 - Incidental retail sales of products manufactured onsite may be permitted by Development Review Committee (COA #17).

PROJECT REVIEW TIMELINE



- **DRC Director's Review:** December 16, 2020
- **Planning Commission:** January 13, 2021

900 South Magnolia Avenue



Planning Commission Recommendation:

Adopt Resolution No. 2021-11

Planning
Community Development

