



Meeting Date: 6 / 24 / 08

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	X Info/Consent
<input type="checkbox"/> Ord. No(s) _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s) _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Stephanie Diaz, Contract Planner *SD* Agenda Item No. I-7

Reviewed By: City Manager *JPH* City Attorney *JL* Finance *JC* Other (Specify) _____

DATE: June 16, 2008

TO: City Council

FROM: Matthew Winegar, Development Services Director *MW*
Development Services Department

SUBJECT: Review of Revised Architecture for the CVS Pharmacy Shopping Center, PZ 06-500-1, located at the Five Points Intersection.

RECOMMENDATION

That City Council approve the revised architecture for the CVS Pharmacy Shopping Center.

DISCUSSION

On March 25, 2008 the City Council approved permits related to a proposed shopping center at the Five Points Intersection (1107 and 1205 S. Oxnard Boulevard) consisting of three buildings totaling 28,872 gross square feet, including a CVS Pharmacy with a drive-through. The Council did not approve the request for alcohol sales at the CVS Pharmacy. At the time of approval, the City Council adopted Resolution No. 13,393 with a condition that the final shopping center building elevations be subject to City Council approval.

The project architect has submitted revised elevations that include more building cornices, revised window canopies, larger window recesses, new ledgestone walls and trim, as well as larger windows for the building facing the Five Points intersection. The original and revised architecture are shown in Attachment 1. (The revised/proposed architecture is shown in the top illustration and the original architecture is shown in the bottom illustration.)

Under CEQA Section 15164, an Addendum to Mitigated Negative Declaration No. 07-05 was adopted by the City Council with the project approval. No new impacts are anticipated with the revised architecture therefore, additional environmental review is not necessary at this time.

FINANCIAL IMPACT

There is no financial impact.

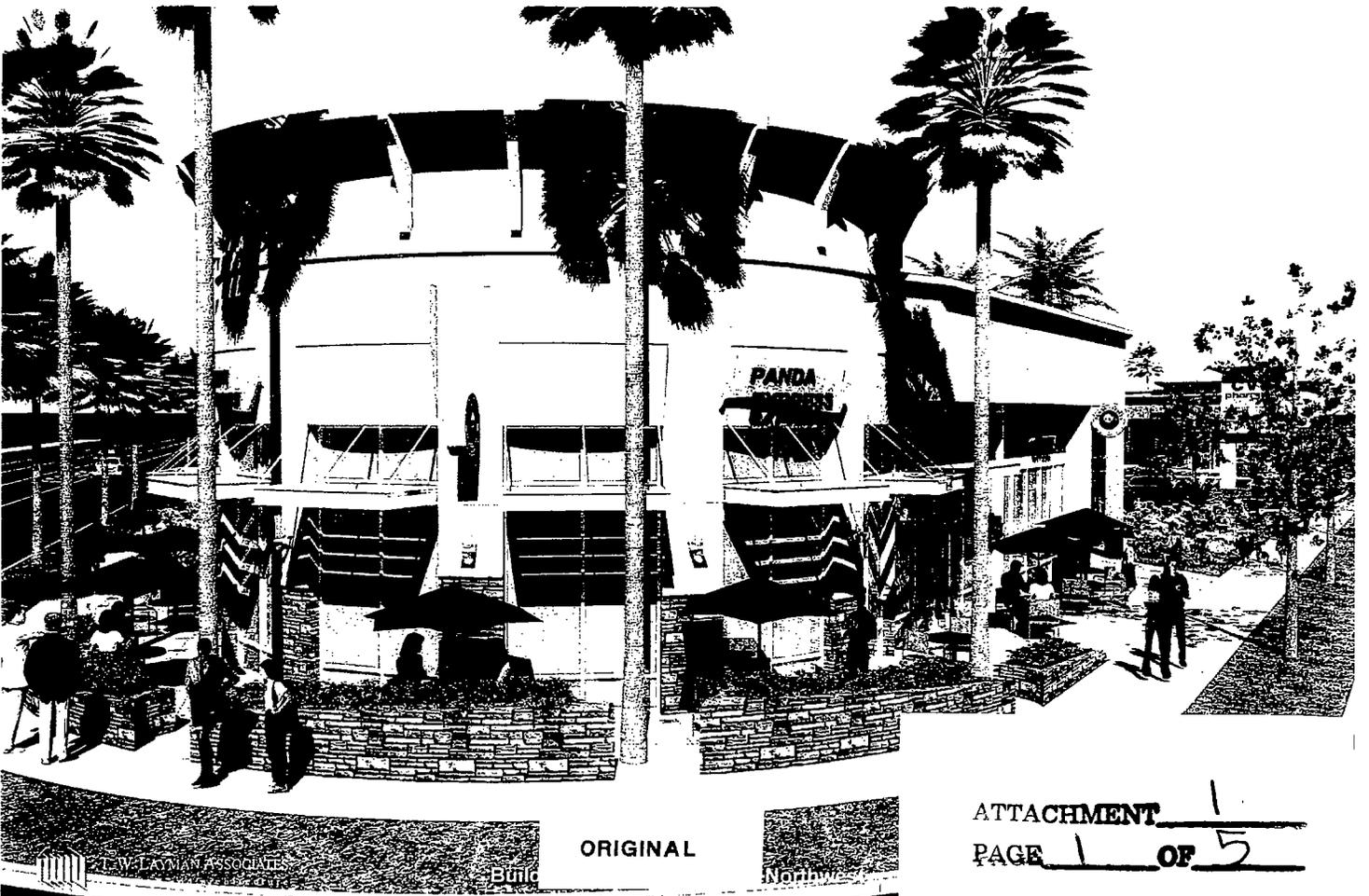
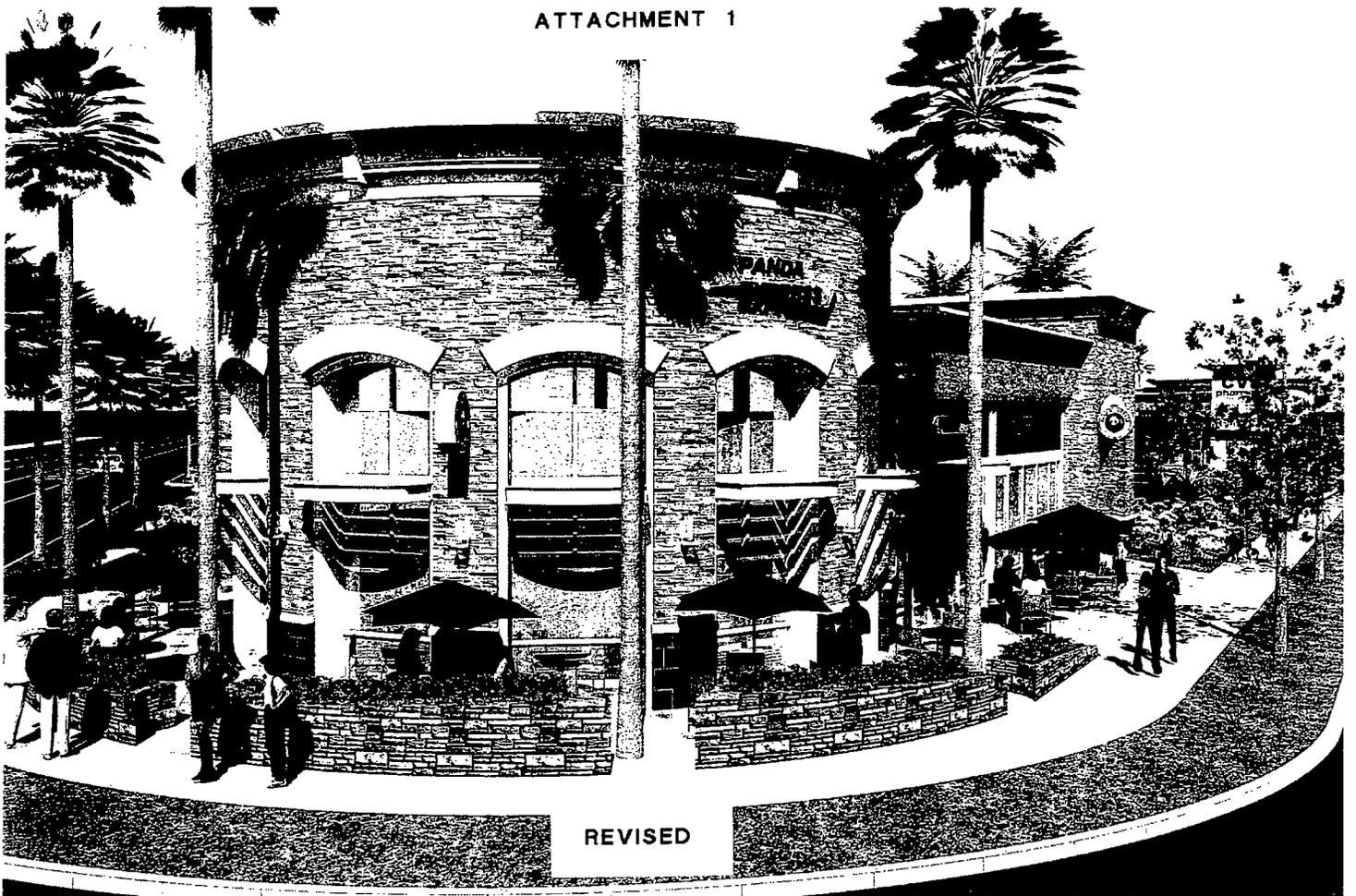
CVS Pharmacy Shopping Center Revised Architecture. PZ 06-500-1
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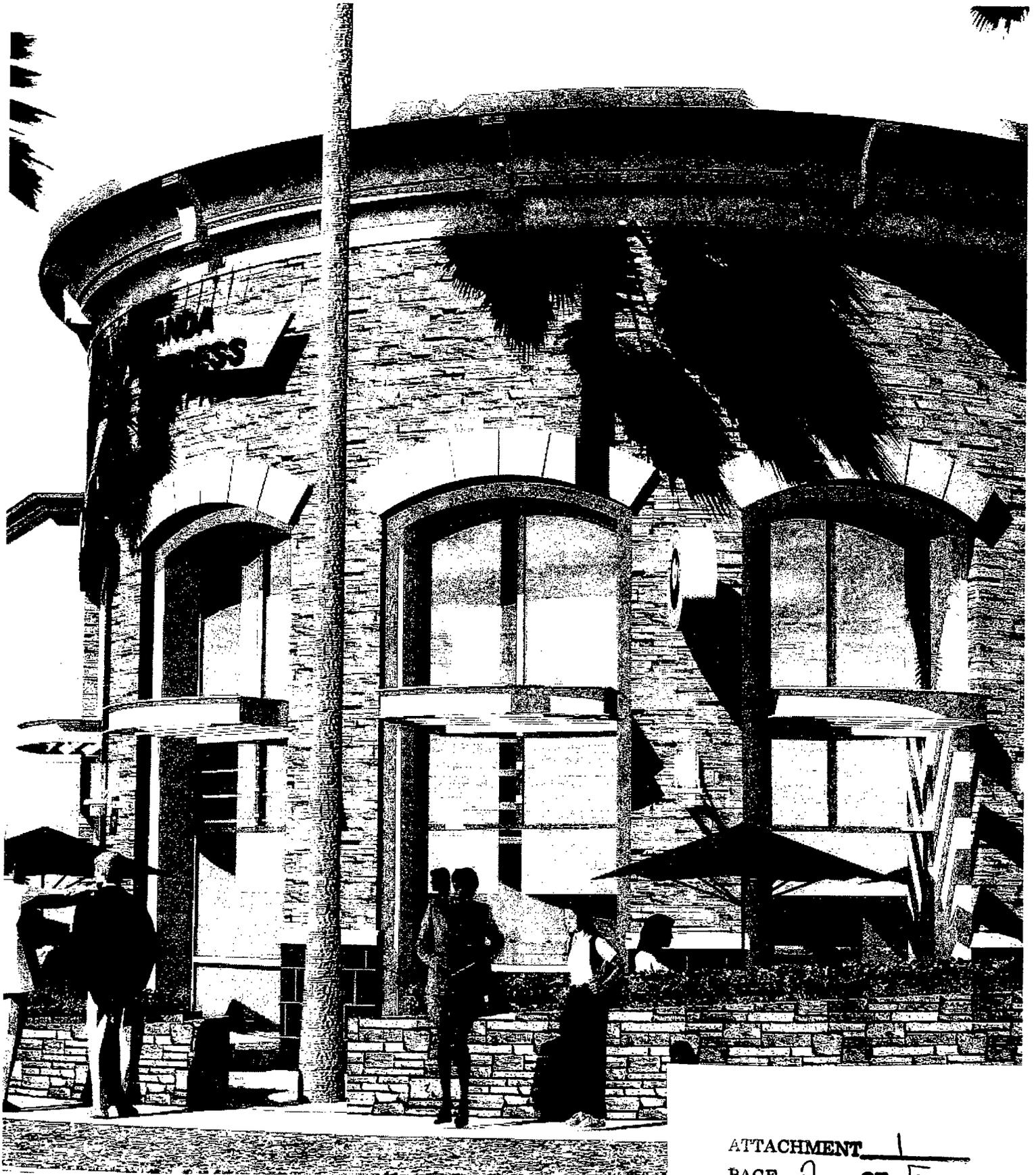
SLD/sld

Attachment #1 - Original and Revised Architectural Elevations

Note: Attachment # 1, the original and revised colored architectural elevations have been provided to the City Council. Color copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on June 20, 2008.

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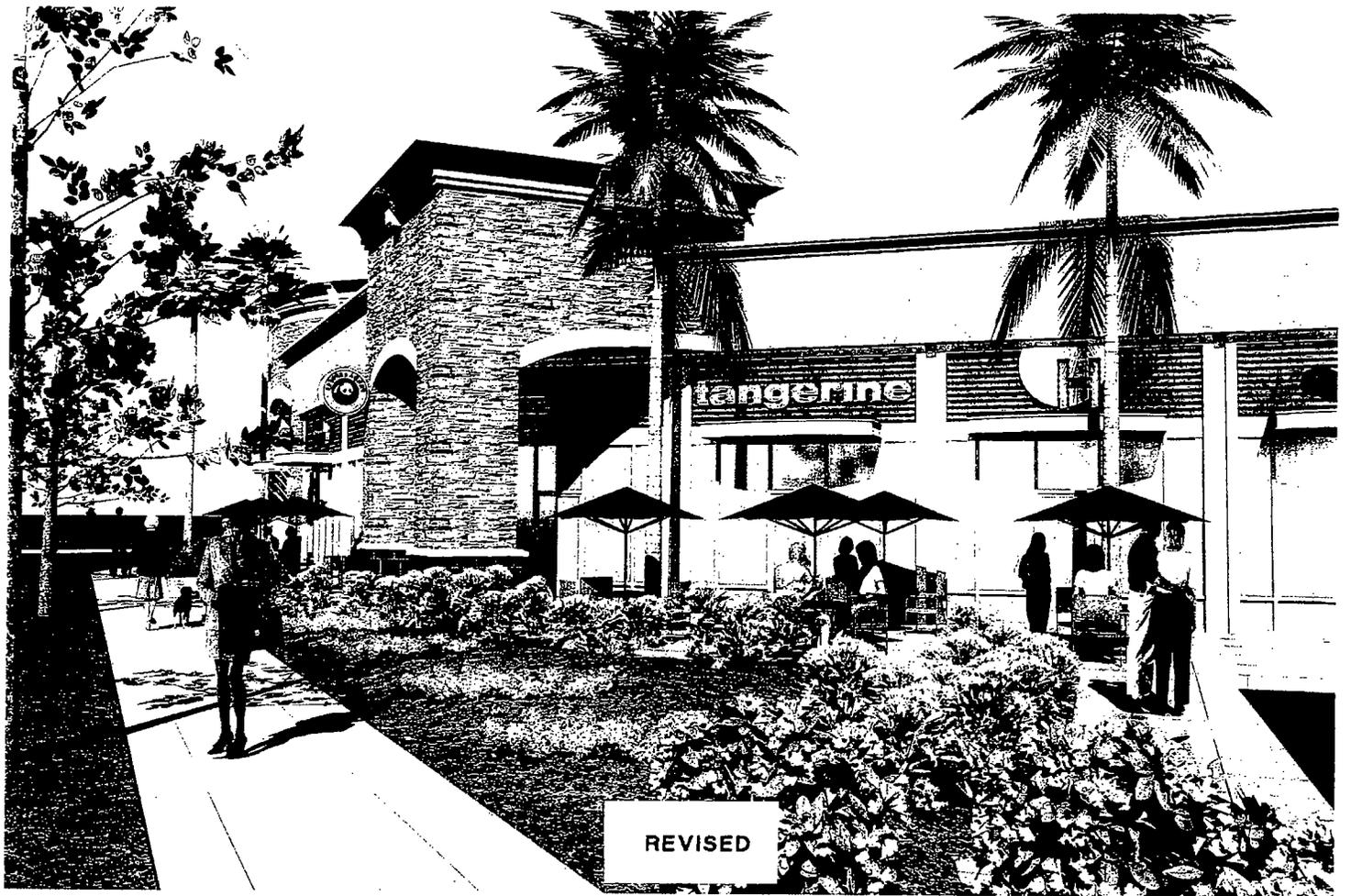




ATTACHMENT 1
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REVISED

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REVISED



ORIGINAL

ATTACHMENT 1
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ATTACHMENT 1
PAGE 4 OF 5

ORIGINAL South

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REVISED

ORIGINAL

ATTACHMENT 1
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 T. W. LAYMAN ASSOCIATES
planning and architecture

Building B Viewed from Saviers Rd.
Tenant signs are for illustration purposes only.

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