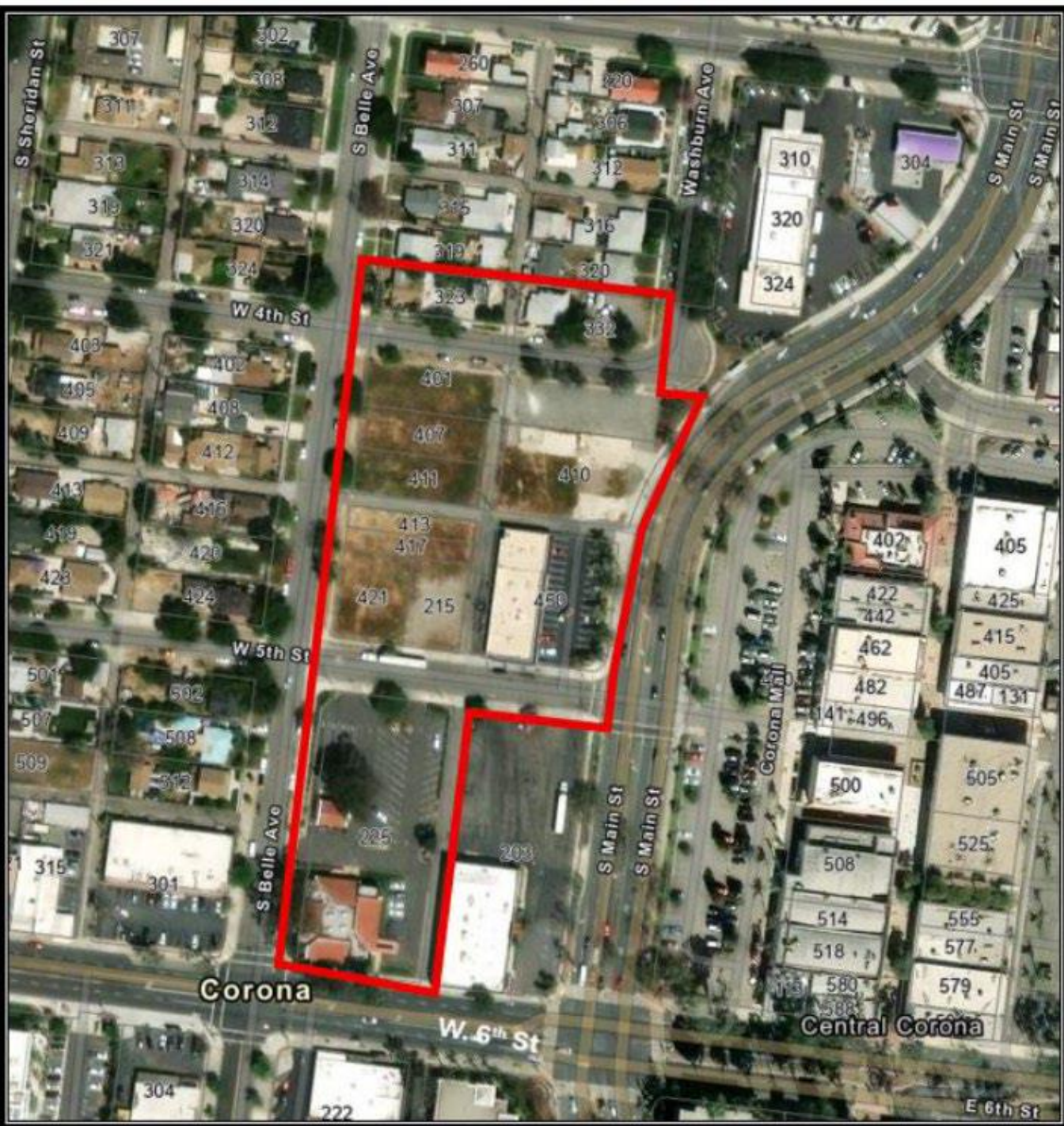




Northgate Market Project

Downtown Revitalization Plan

Sandra Vanian
Planning Manager



Project

The applicant, Northgate Market, is seeking approval of four (4) applications:

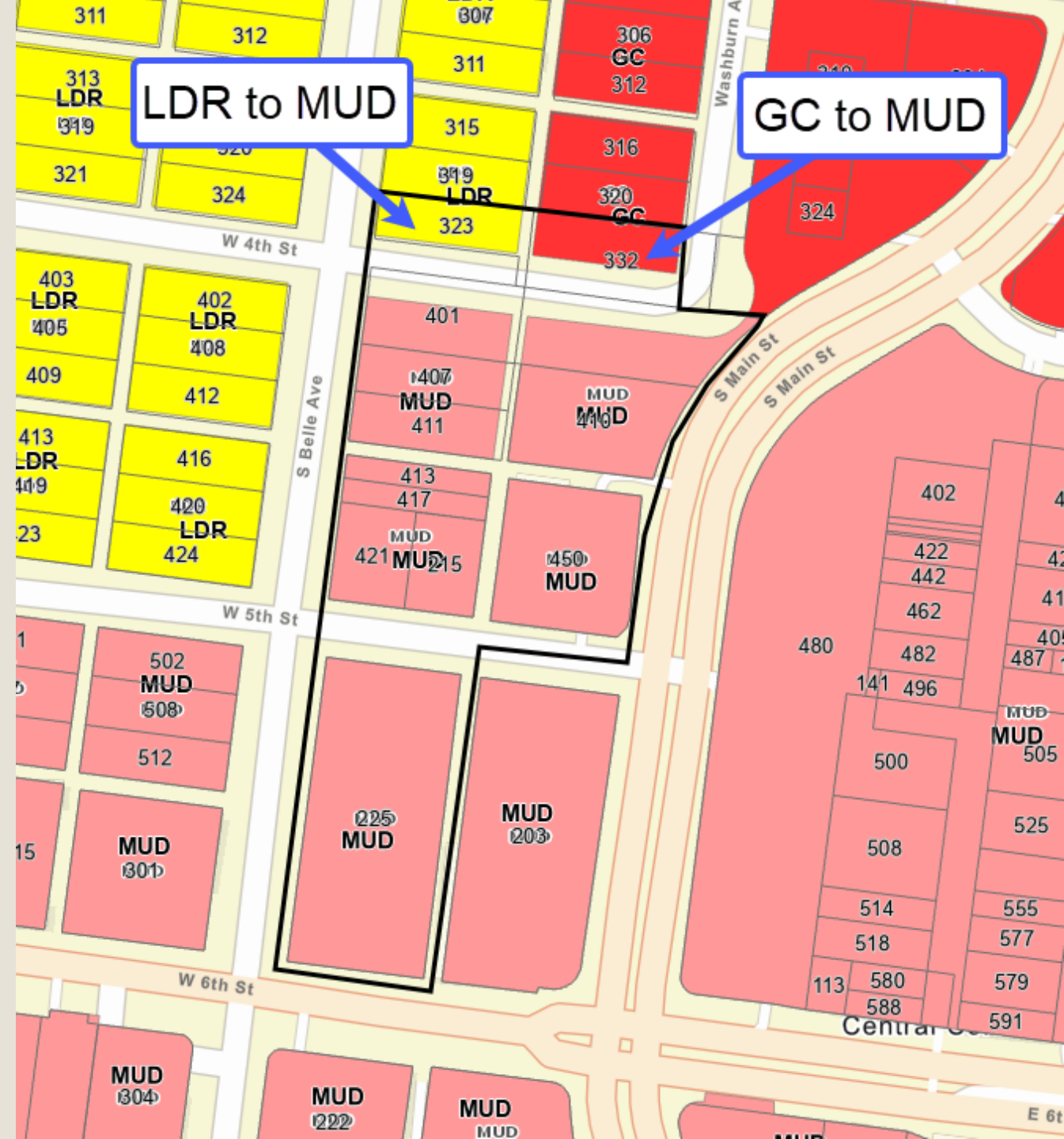
1. General Plan Amendment
2. Specific Plan Amendment
3. Parcel Map
4. Precise Plan

The purpose of the applications is to facilitate the development of a new Northgate Market and remodel of a commercial building in Downtown.

General Plan Amendment

GP Land Use Map

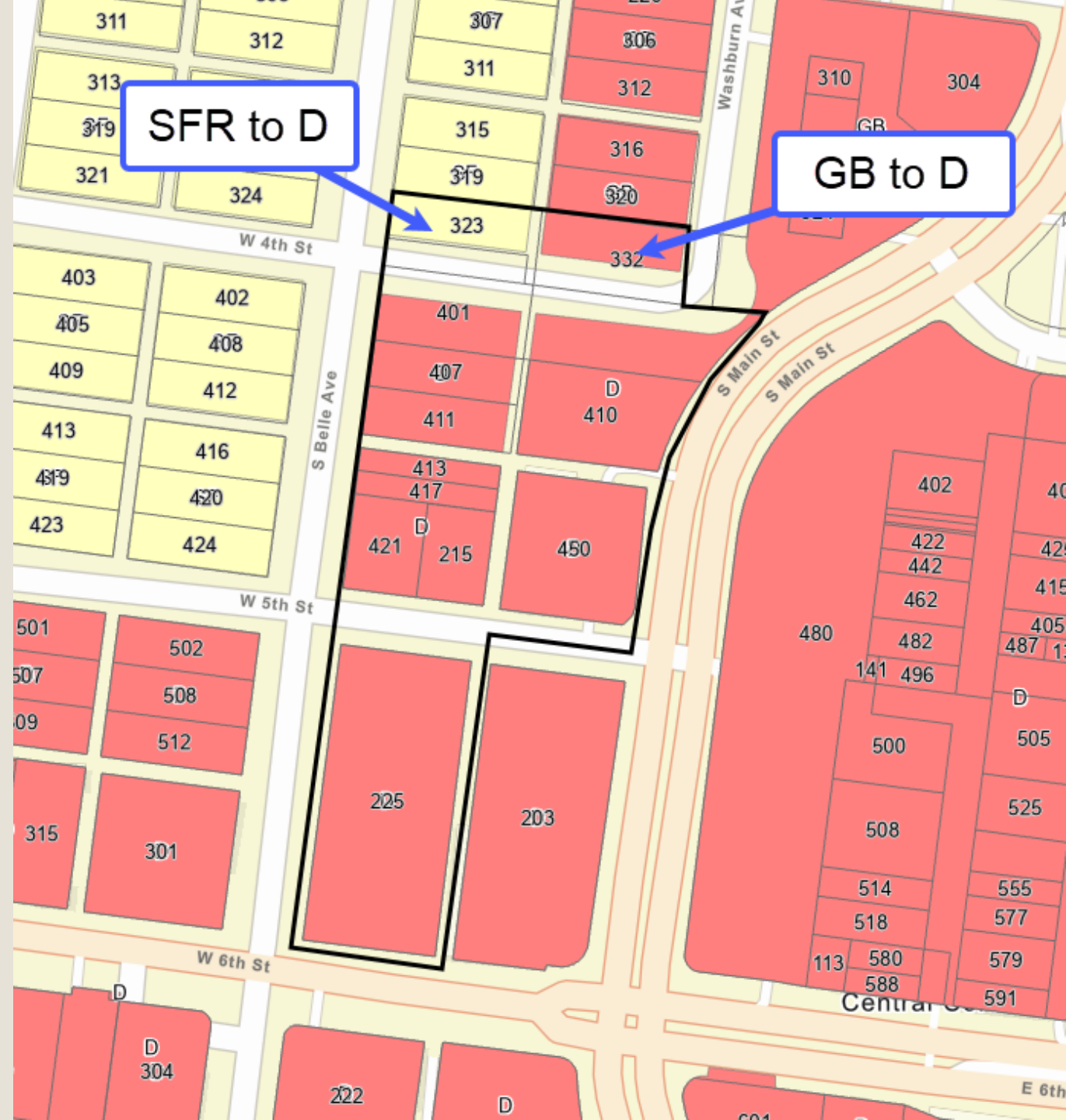
	Existing GP	Proposed GP
323 S. Belle	Low Density Residential (LDR)	Mixed Use Downtown (MUD)
332 S. Washburn	General Commercial (GC)	Mixed Use Downtown (MUD)
4th & 5th Streets (to be vacated)	N/A	Mixed Use Downtown (MUD)



Specific Plan Amendment

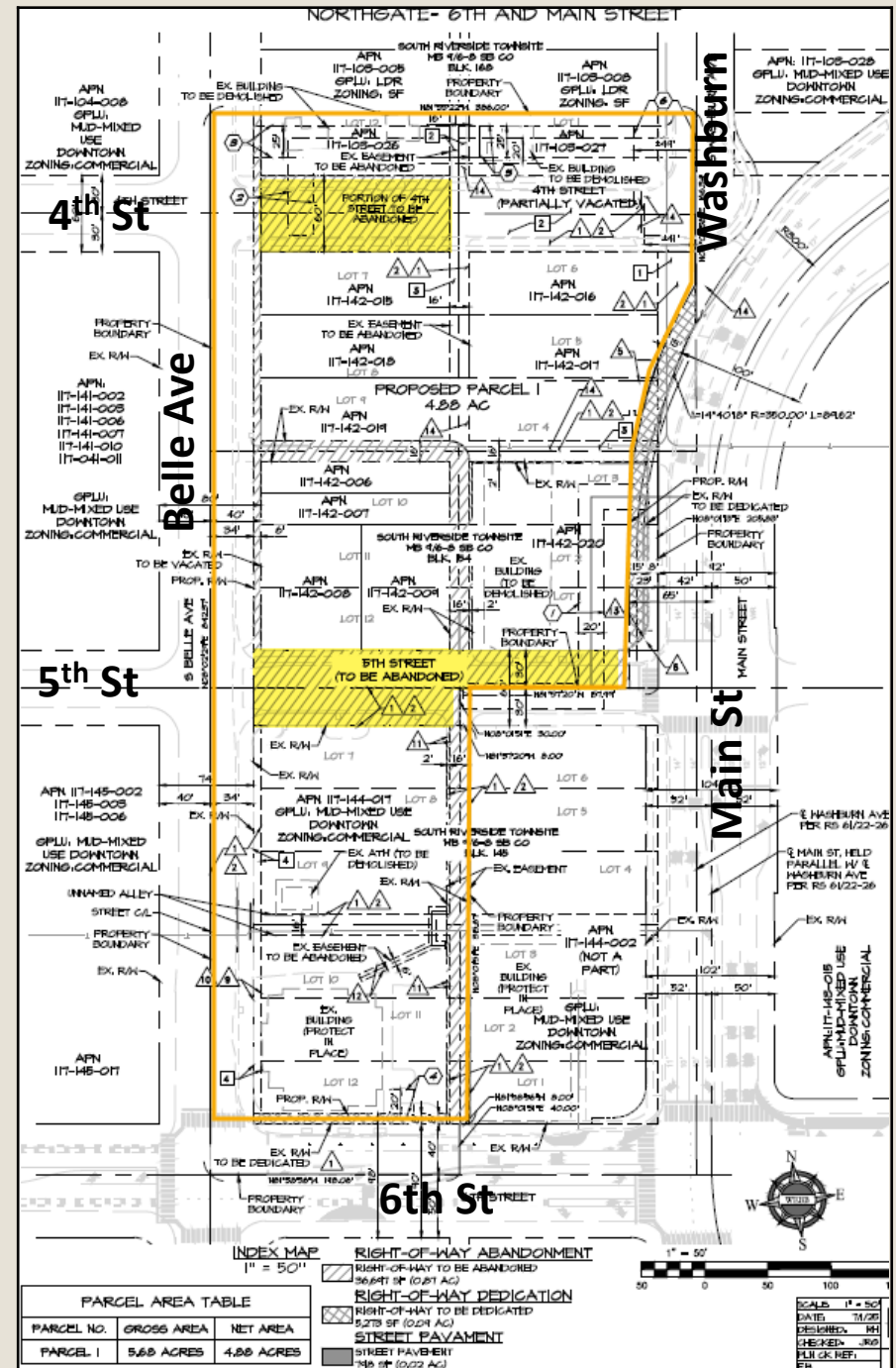
Downtown Revitalization Specific Plan

	Existing Zoning	Proposed Zoning
323 S. Belle	Single Family Residential (SFR)	Downtown (D)
332 S. Washburn	Gateway Business (GB)	Downtown (D)
4th & 5th Streets (to be vacated)	N/A	Downtown (D)



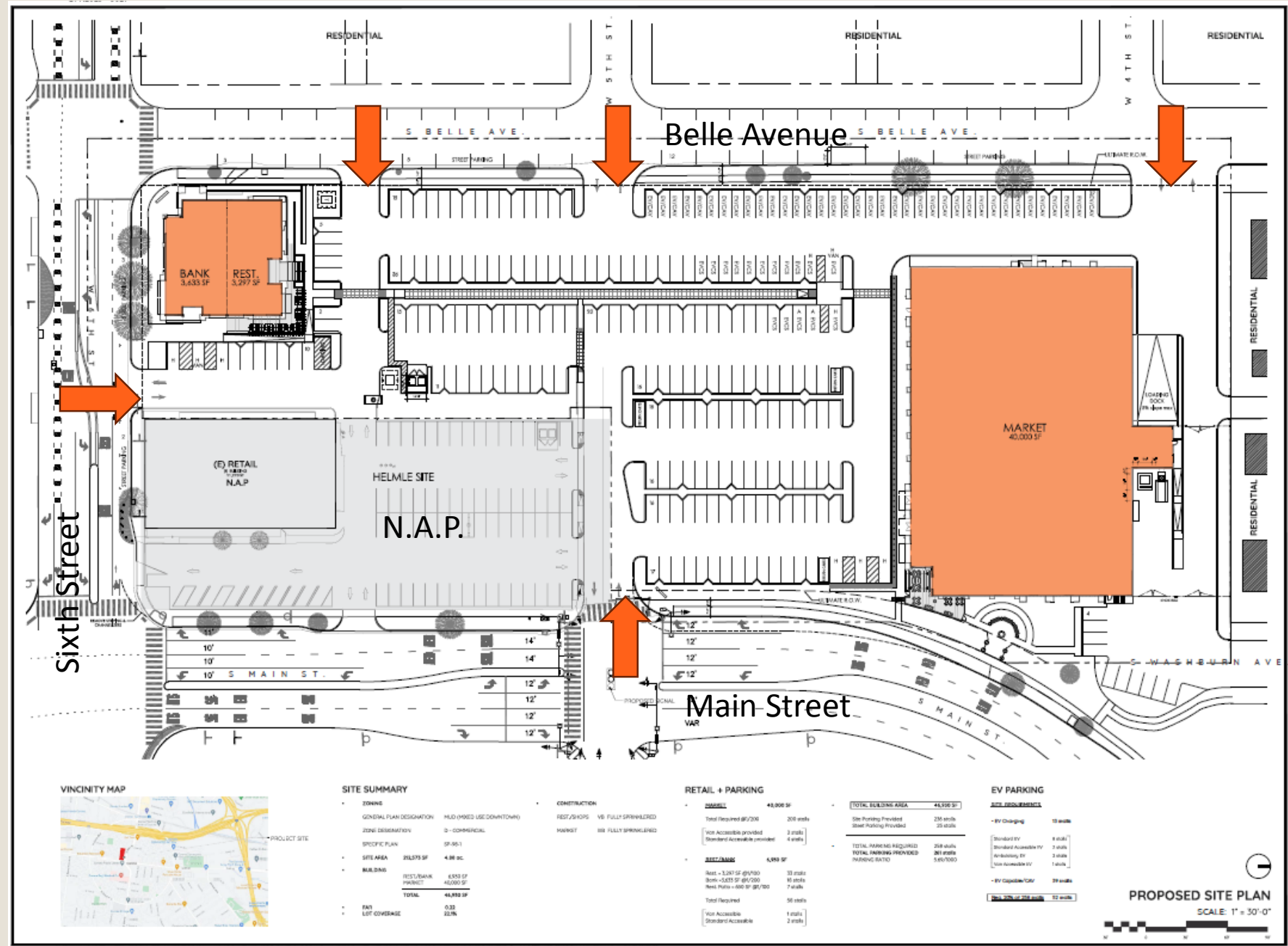
Parcel Map

Consolidate 13 parcels and
0.87 acres of public ROW
(4th and 5th Streets) into one
parcel.



Site Plan

- 40,000 sq.ft. Northgate Market
- Remodel of former bank building
- 259 parking spaces (236 onsite & 23 on-street)
- 5 vehicle entrances
- New monument signage on Main & Belle
- Widen and restripe Main St, and new Traffic Signal at Main entrance





Truck Route

LEGEND

- PROJECT SITE 
- ROUTE TO SITE 
- ROUTE FROM SITE 

Architecture

At Main Street Entrance (front of building)



Architecture

From Belle Avenue (side and back of building)



Architecture

From southbound Main Street (side of building)



Architecture

From Sixth St. & Belle Ave (bank/restaurant building)





Recommendation

Approve GPA2024-0003, SPA2024-0003, and PM 38981 as recommended by the Planning and Housing Commission

And affirm the Commission's approval of companion application PP2024-0001