

Ceres Community Project – Culinary Facility

Design Review (DR22-046)

0 Apollo Way

August 3, 2023

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Planning and Economic Development

New Culinary Facility

- 2 stories, 19,474 SF
- 1.52 acre site
- Bioretention area, edible garden, and outdoor courtyard

Ceres Community Project

- Medically tailored meals
- Youth Development (volunteer) program

0 Apollo Way Existing Conditions

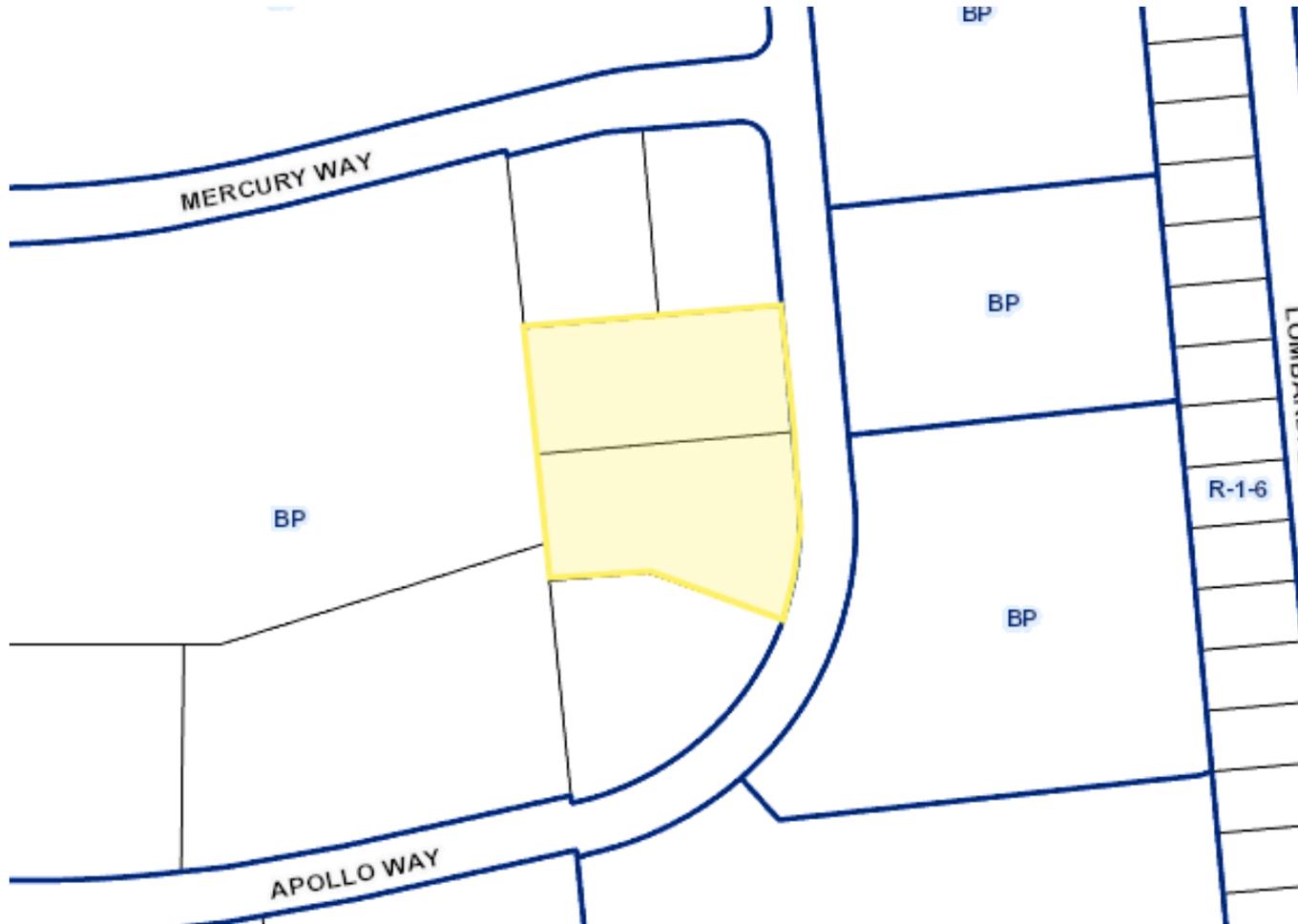


0 Apollo Way Neighborhood Context



- October 21, 2022 – Application submitted
- April 7, 2023 – Notice of Application Distributed
- July 21, 2023 – Notice of Public Hearing Distributed





Manufacturing/Processing—Light. A facility accommodating manufacturing processes involving and/or producing: apparel; **food and beverage products**; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community

The project will implement several goals of the General Plan:

- Require superior site and architectural design of new development projects to improve visual quality in the city.
- Maintain space in business parks for distribution and research uses. Attract a wide range of industries which serve local and regional needs and contribute to the community's economic vitality, and at the same time protect the local environment and quality of life.

The project has been reviewed and conditioned in compliance with City development standards.

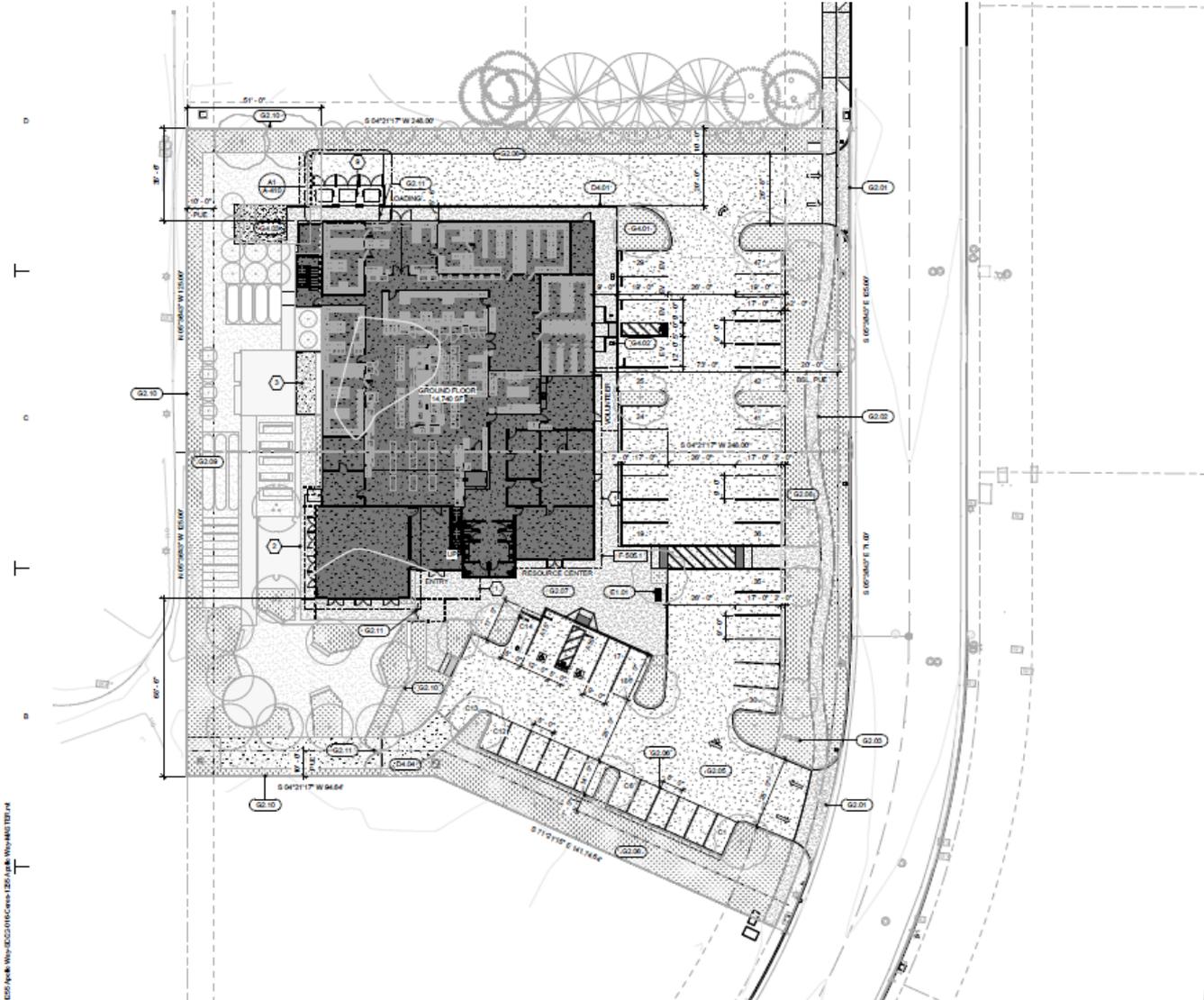
Required Findings (Design Review)

- The design and layout is of superior quality, and is consistent with the General Plan, Zoning Code, Design Guidelines
- The design is appropriate for the use and achieves the goals as forth in the framework of Design Review
- The design and layout of the development will not interfere with the use and enjoyment of neighboring developments.
- The architectural design is compatible with the surrounding neighborhood.
- The design will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials
- The development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or in the vicinity.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Required Findings (Parking Reduction)

- Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in [Table 3-4](#)
- The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

- **Section 3.4 – Business & Light Industrial Parks and Buildings**
 - Encourages “superior design” in business and light industrial parks.
 - Encourage business and light industrial parks to provide amenities for employees including: outdoor areas, pedestrian circulation for exercising and covered sitting areas.
- **Section 4.1 – Landscaping**
 - Provides visual enhancement of sites by creating a harmonious visual composition in combination with the architecture.



Landscape Plan



STREETSCAPE + PARKING

COURTYARD

EDIBLE GARDEN

BIORETENTION



**VIEW LOOKING WEST OVER APOLLO WAY
TOWARDS SOUTH VEHICULAR ENTRANCE**



**VIEW LOOKING SOUTH / EAST OF OUTDOOR
MEETING ROOM WITHIN THE EDIBLE GARDEN**

Renderings (Continued)



Renderings (Continued)



Pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical infill exemption:

- Light manufacturing is an allowed use within this zoning district & is anticipated by General Plan
- Project is proposed on a 1.52-acre parcel, substantially surrounded by urban uses
- Site has no value as a habitat for endangered, rare or threatened species
- Will not result in significant impact for traffic, noise, air quality, or water quality
- Can be served by all utilities and services

Staff received several letters of support for the project, commending the Ceres Community Project for their ongoing efforts to assist patients in need and create employment/volunteer opportunities.

There are no unresolved issues.

It is recommended by the Planning and Economic Development Department that the Design Review Board grant Design Review for the Ceres Community Project – Culinary Facility at 0 Apollo Way.

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