

# JACKSON STREET TOWNHOMES

PR-2022-001381 (VESTING TRACT MAP, DESIGN REVIEW, VARIANCE)

Community & Economic Development Department

Planning Commission  
Agenda Item: 5  
March 2, 2023

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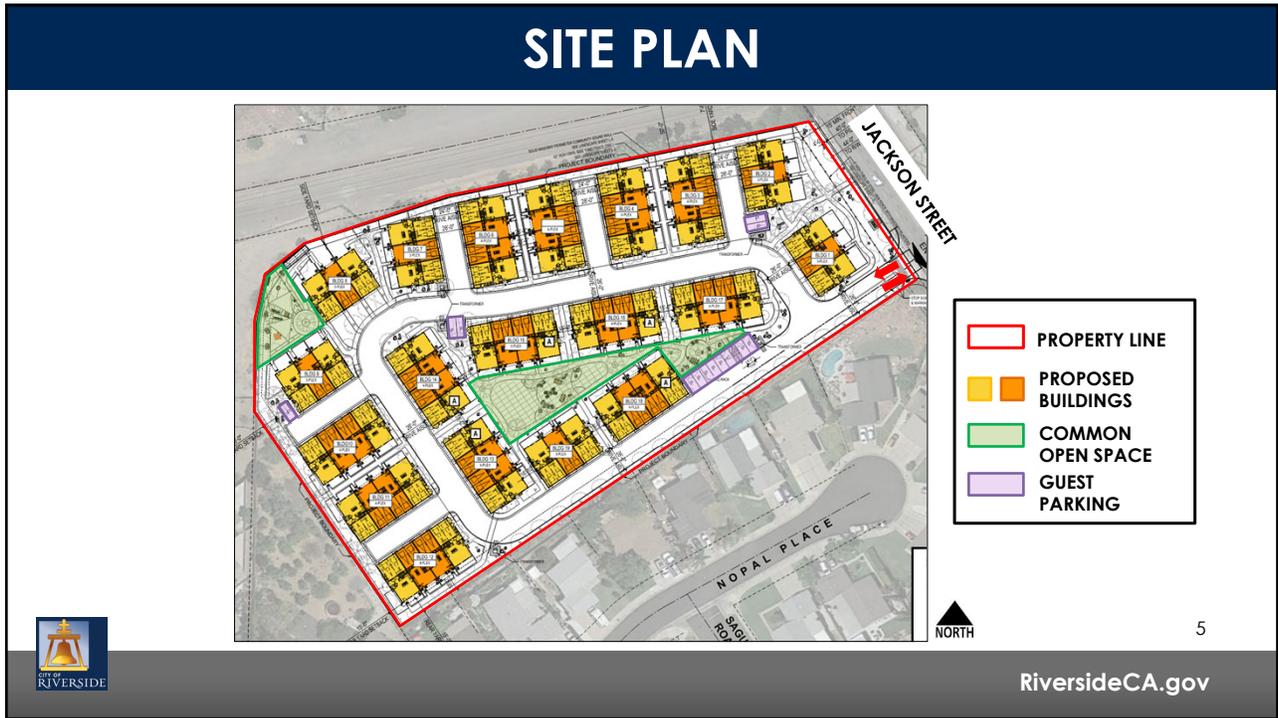
## LOCATION MAP



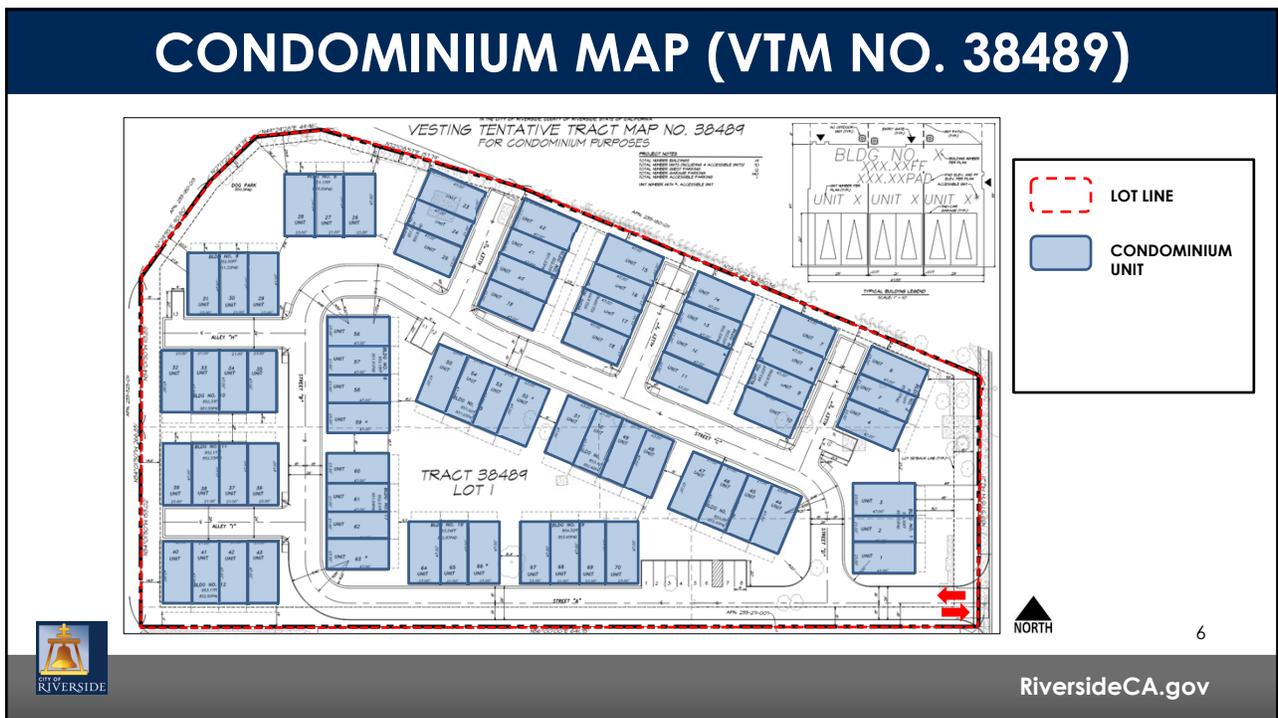
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# OPEN SPACE PLAN



Open Space Area

- Private Open Space - 163 – 870 SQ. FT./Unit
- Common Open Space = 14,136 SQ. FT.



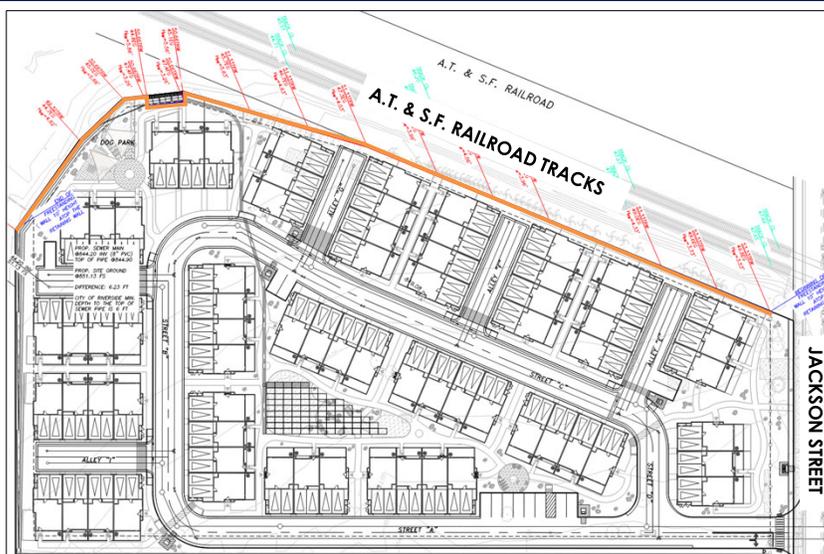
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# VARIANCE



Maximum overall wall height = 10 feet

Applicant proposes maximum overall wall height of 16 feet.



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## BUILDING ELEVATIONS – PLAN 1



Front Elevation



Right Elevation



Front Elevation (Enhanced – Facing Jackson Street)



Left Elevation



Rear Elevation

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## BUILDING ELEVATIONS – PLAN 2



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

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# CONCEPTUAL LANDSCAPE PLAN

### TREE PLANTING LEGEND

SYMBOL	BOTANICAL COMMON NAME	SIZE	SPACING	QTY
	STREET TREE QUERCUS URSINIANA SOUTHERN LIVE OAK	36" BOK 8'0"	M	-
	RIVER LANCEA AFRICAN BURRAC	36" BOK 8'0" TIGHT	L	-
	ACCENT TREE CECROPIUM DESERT MIMOSE DESERT MIMOSA PALM SPRING	48" BOK 8'0" TIGHT	VL	-
	OLEA EUROPAEA COMMON OLIVE	36" BOK 8'0" TIGHT	VL	-
	PERIMETER STREET TREE ALONG JACKSON ST. CASSIA BIPINNATA GOLD MIMALION TREE	36" BOK 8'0"	L	-
	LOOP STREET TREE PODOCARPUS GRACILIOR PINK PINE	36" BOK 8'0"	M	-
	PRUNUS ELDERICA AFRICAN PINE	36" BOK 8'0"	L	-
	VERTICAL COLUMNAR TREE PRUNUS CAROLINIANA CHERRY LAUREL	24" BOK 8'0"	M	-
	PODOCARPUS MACROPHYLLUS YEW PINE	24" BOK 8'0"	M	-
	PATIO ACCENT TREE ABUTILON MARIANAE STAMENLESS TREE	36" BOK 8'0"	L	-
	LAGERSTROMIA INDICA "NACHZ" CHINESE BOUTEEA	36" BOK 8'0" TIGHT	M	-

NORTH

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# STRATEGIC PLAN ALIGNMENT

## Strategic Priority No. 2— Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads

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## RECOMMENDATIONS

That the Planning Commission:

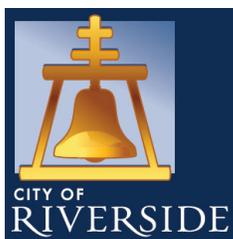
1. **DETERMINE** that the proposed multiple family residential project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planning Case PR-2022-001381 (Vesting Tract Map, Design Review, and Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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## JACKSON STREET TOWNHOMES

PR-2022-001381 (Vesting Tract Map, Design Review, Variance)

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**Community & Economic Development Department**

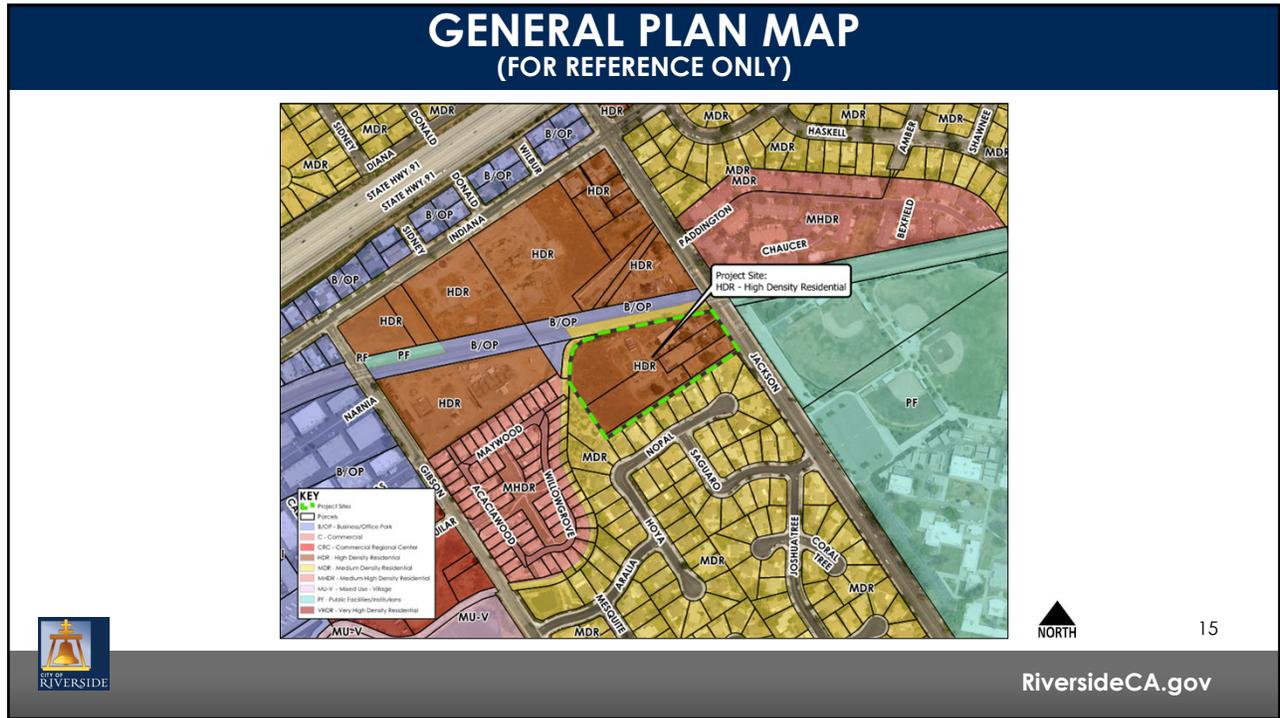
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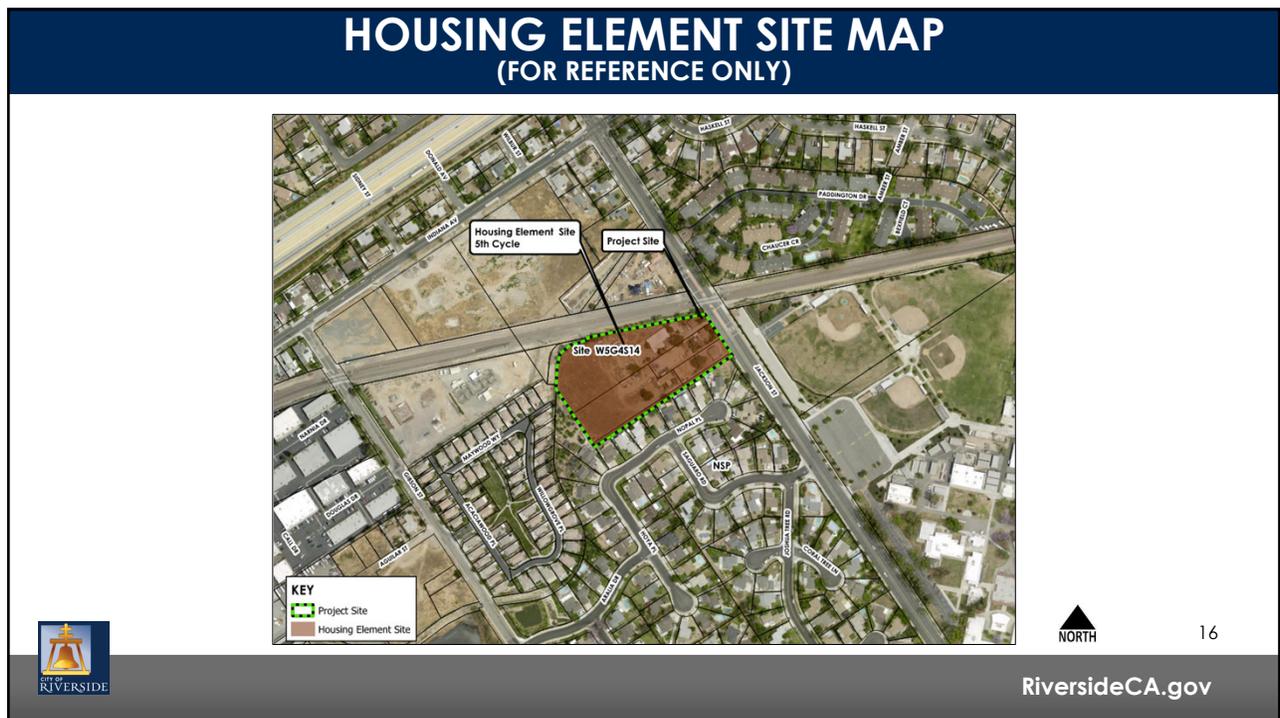
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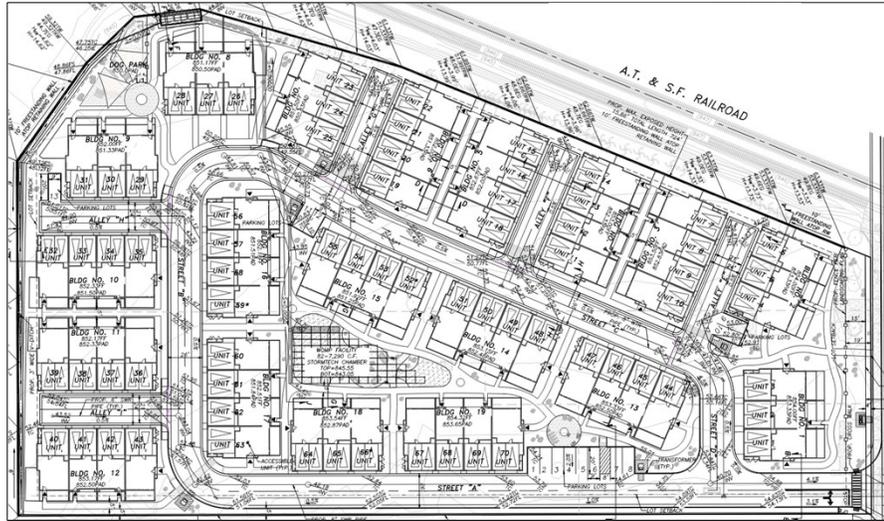


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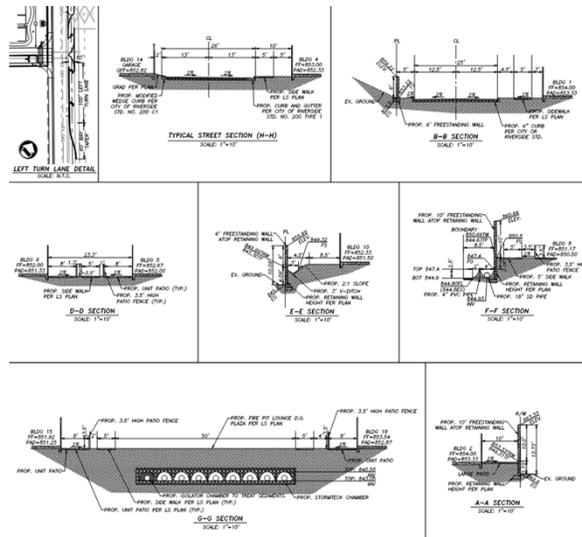
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# GRADING PLAN (FOR REFERENCE ONLY)



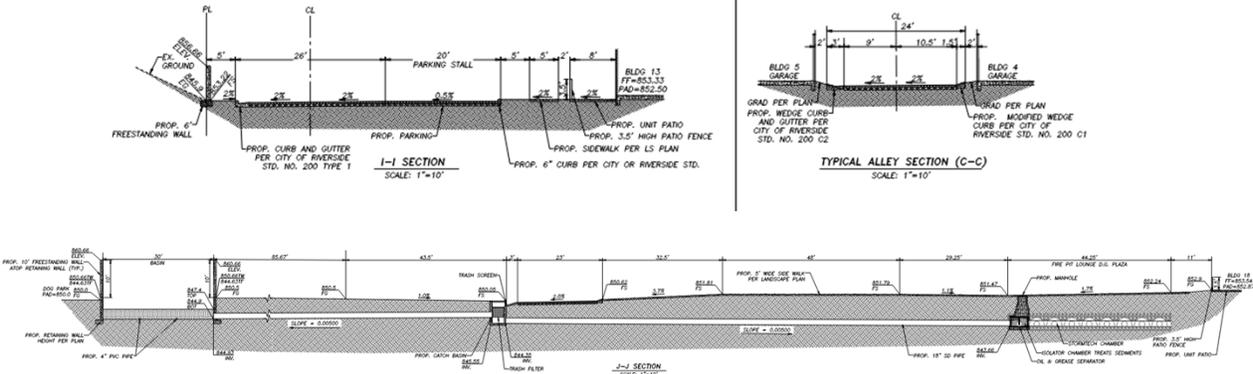
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# CROSS SECTIONS (FOR REFERENCE ONLY)



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# CROSS SECTIONS (FOR REFERENCE ONLY)



# UNIT FLOOR PLANS – PLAN 1 (FOR REFERENCE ONLY)



# UNIT FLOOR PLANS – PLAN 2 (FOR REFERENCE ONLY)

