

# 1775 AND 1795 UNIVERSITY AVENUE MIXED USE

PR-2023-001601 (SITE PLAN REVIEW)

Community & Economic Development Department

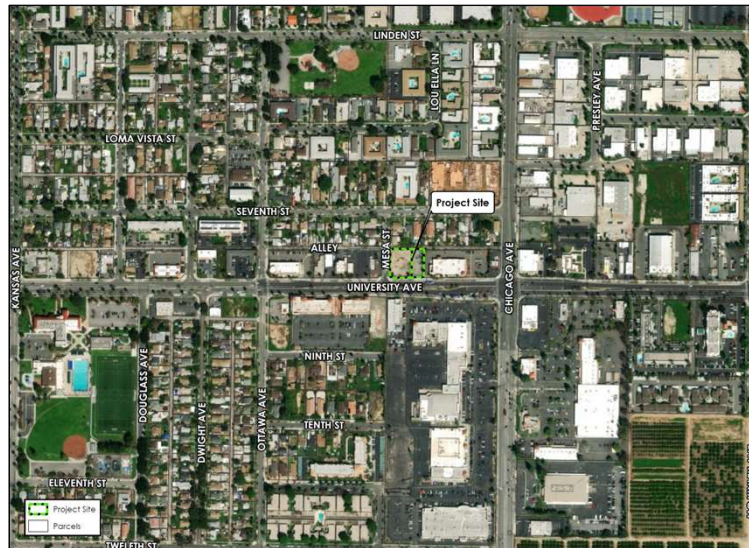
## Planning Commission

Agenda Item: 4

May 23, 2024

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## LOCATION MAP



# EXISTING SITE PHOTOS



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# SPECIFIC PLAN MAP



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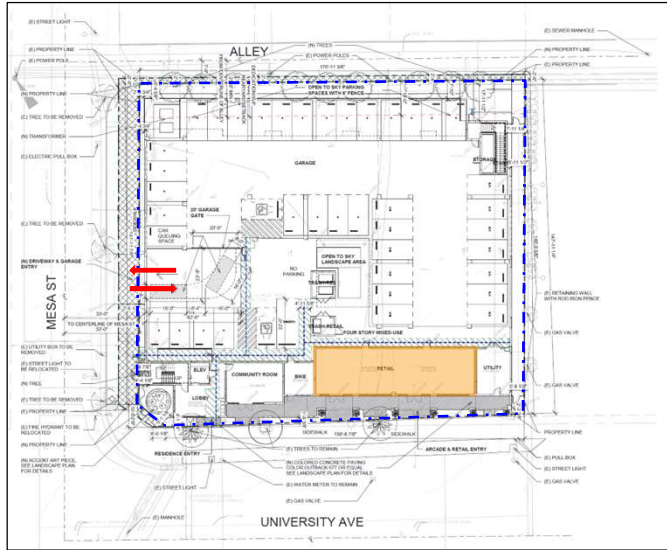
# ZONING MAP



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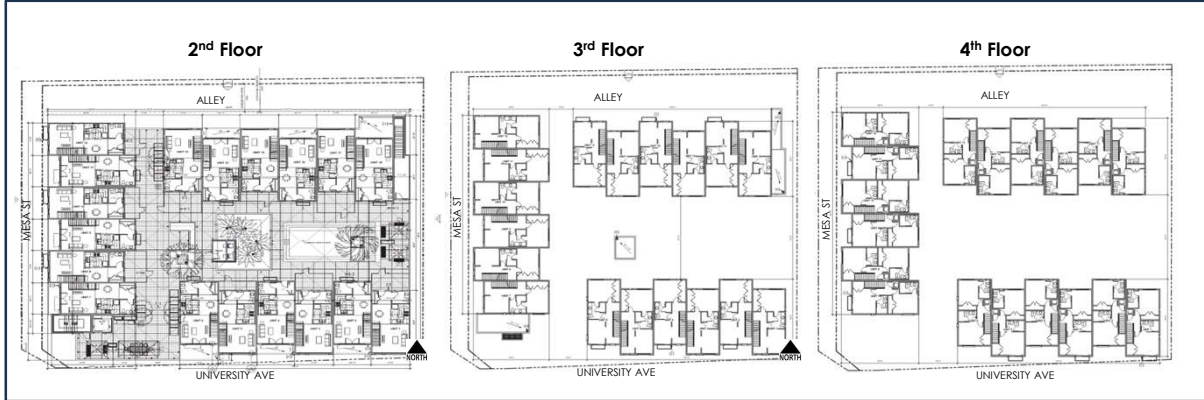
# SITE PLAN



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# FLOOR PLANS



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# BUILDING ELEVATIONS

North Elevation (University Avenue)



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# BUILDING ELEVATIONS

North Elevation (Alley)



West Elevation (Mesa Street)



East Elevation



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# COMMON OPEN SPACE

- OPEN SPACE
- HALLOWAY
- COMMON OPEN
- PATIO



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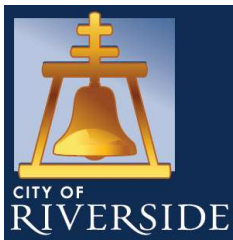
## RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the proposed mixed use project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planning Case PR-2023-001601 (Site Plan Review) 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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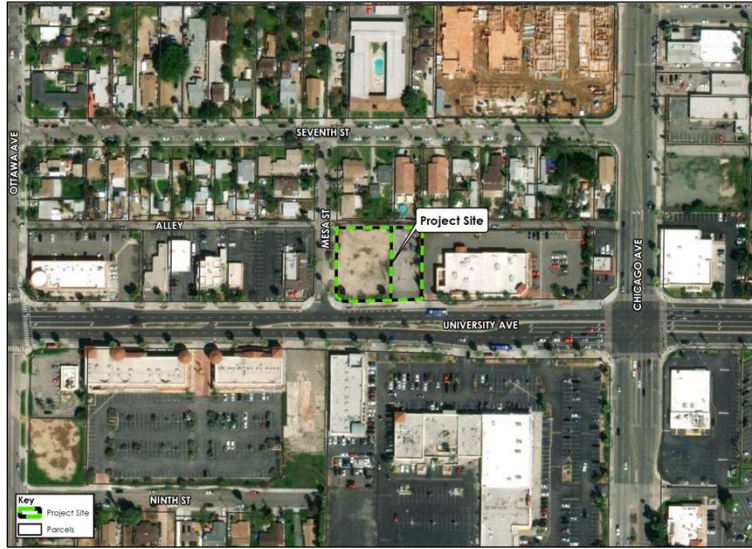
**Planning Commission**

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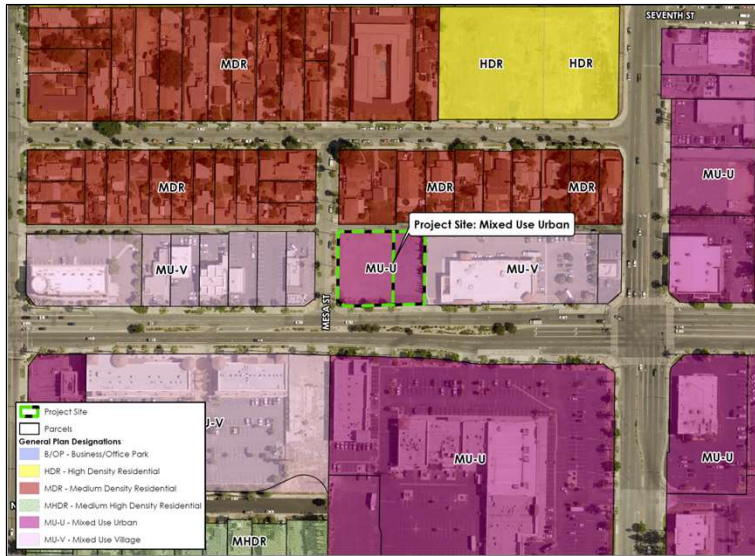
May 23, 2024

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# LOCATION MAP – CLOSE UP (FOR REFERENCE ONLY)



# GENERAL PLAN MAP (FOR REFERENCE ONLY)





# HOUSING ELEMENT SITE MAP (FOR REFERENCE ONLY)

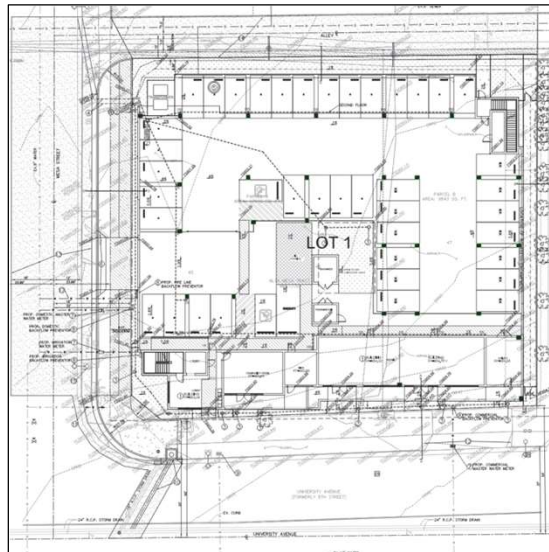


NORTH

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# GRADING PLAN (FOR REFERENCE ONLY)



NORTH

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