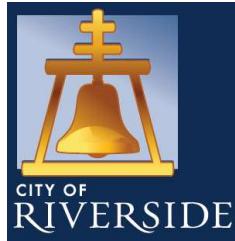


Mikasa Luxury Villas Residential Development Project

PR-2021-001114

(General Plan Amendment, Rezone, & Design Review)

Community & Economic Development Department



City Council

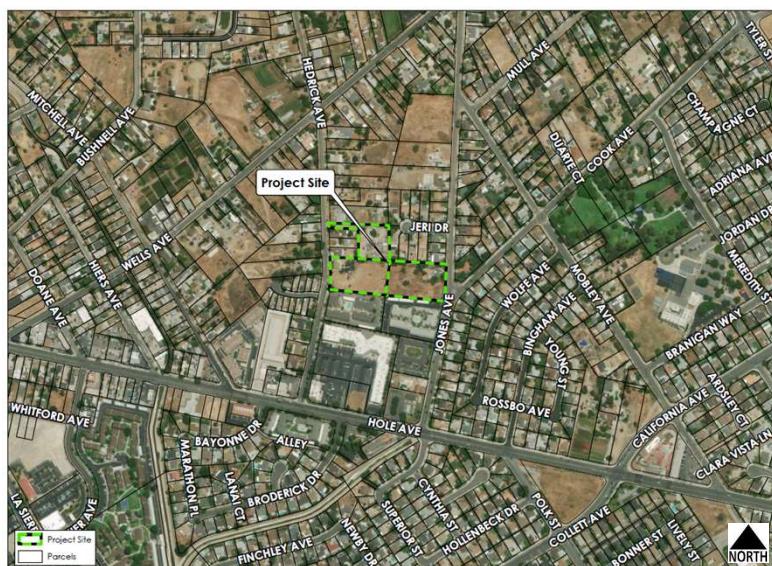
February 3, 2026



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LOCATION MAP



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EXISTING SITE PHOTOS



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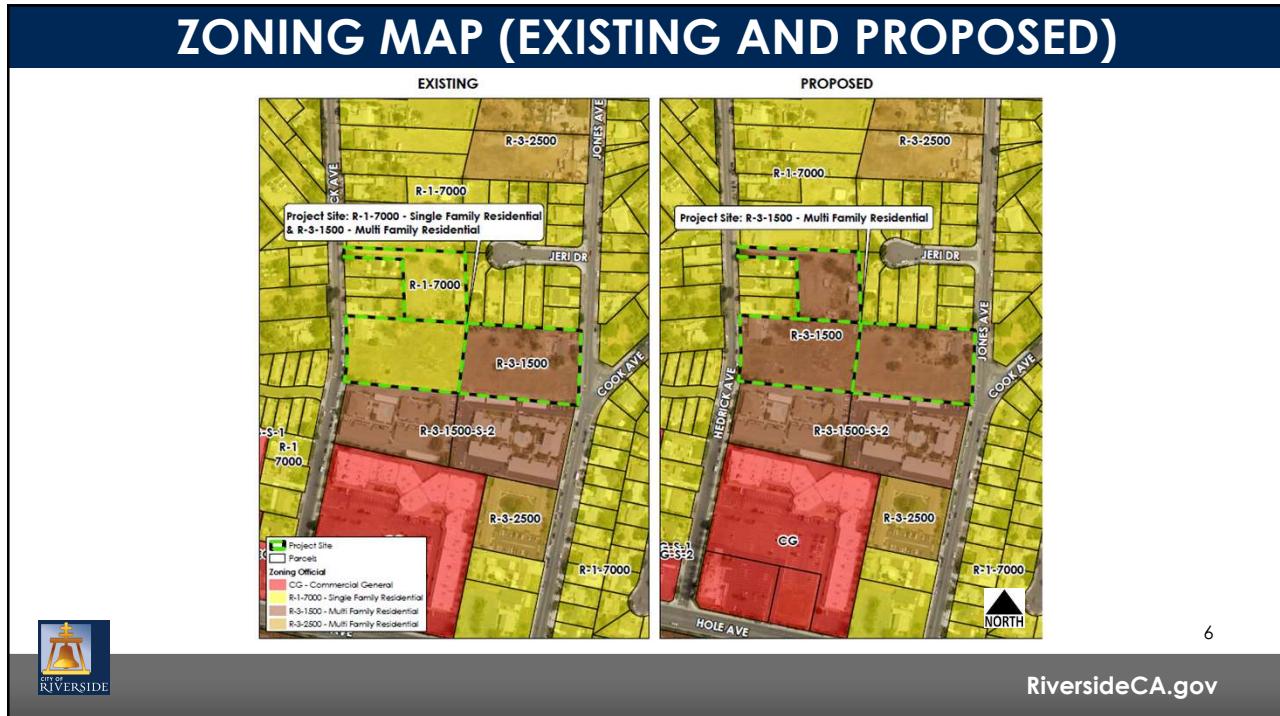
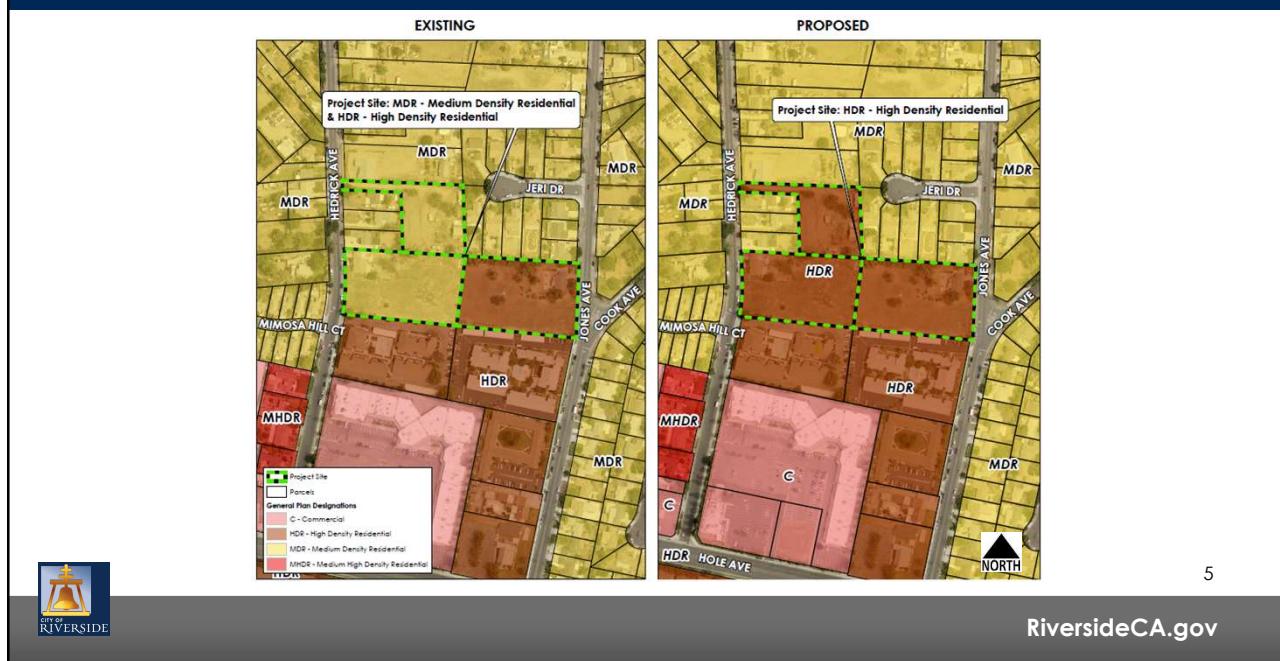
HOUSING ELEMENT SITE MAP



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GENERAL PLAN MAP (EXISTING AND PROPOSED)



SITE PLAN



ELEVATIONS/RENDERINGS



View from Jones Avenue



Internal View of Project Site



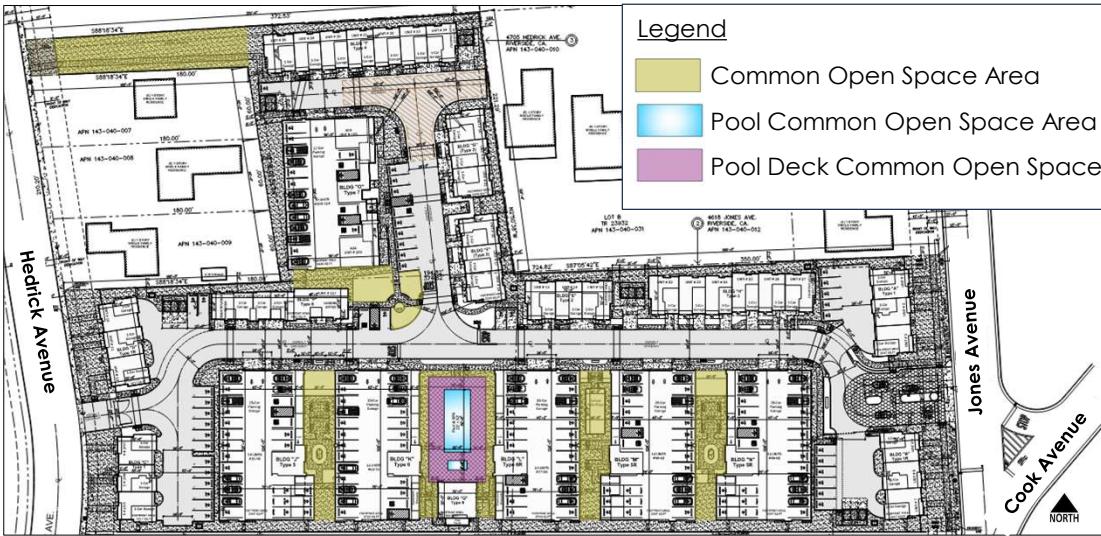
Internal View of Project Site



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COMMON OPEN SPACE



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

Staff recommends that City Council:

- 1. DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
- 2. APPROVE** Planning Case PR-2021-001114 (General Plan Amendment, Rezone, and Design 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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RECOMMENDATIONS

- 4. ADOPT** the attached Resolution to amend the General Plan 2025 land use designation of approximately 2.72 acres from MDR – Medium Density Residential to HDR – High Density Residential; and
- 5. INTRODUCE AND SUBSEQUENTLY ADOPT** the attached Ordinance amending the Zoning Code.



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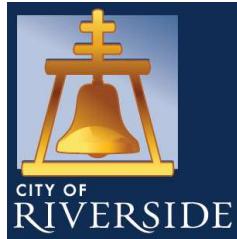
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Mikasa Luxury Villas Residential Development Project

PR-2021-001114

(General Plan Amendment, Rezone, & Design Review)

Community & Economic Development Department



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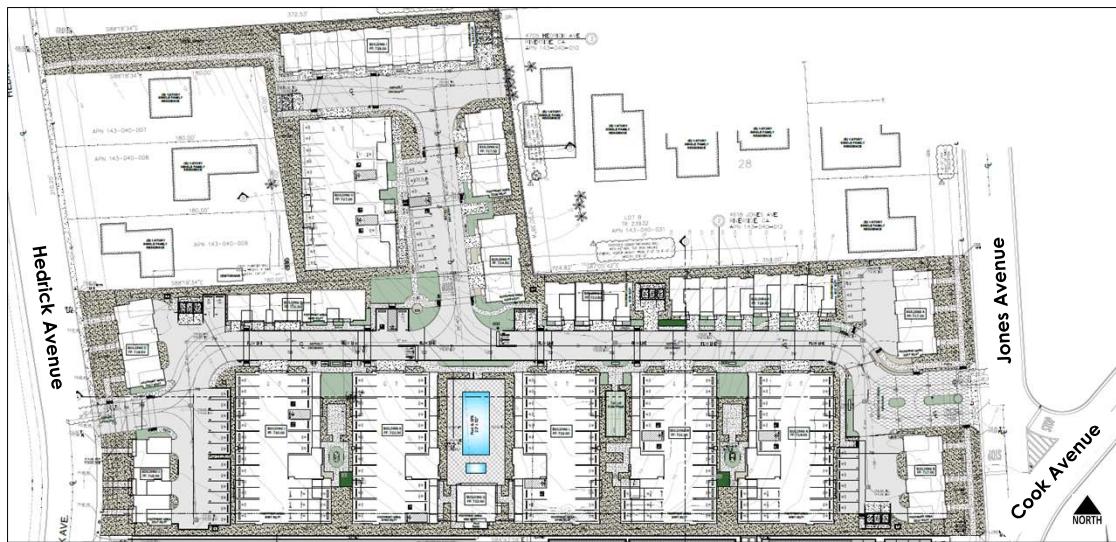
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GRADING PLAN

(Reference Only)



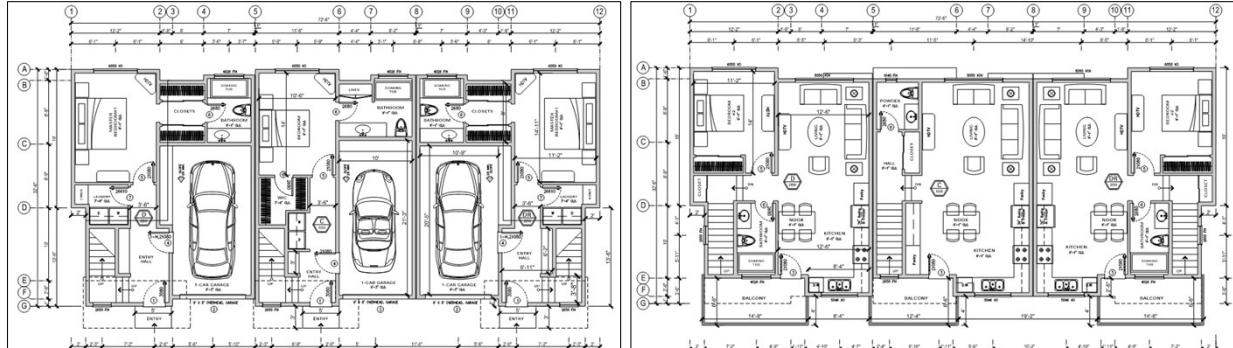
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2-STORY BUILDING FLOOR PLAN

(Reference Only)



First Floor

Second Floor



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2-STORY BUILDING ELEVATIONS

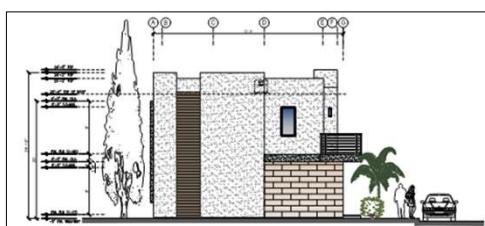
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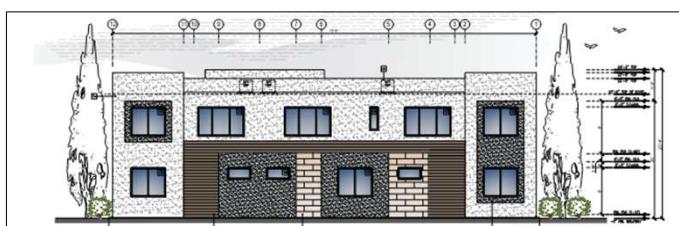
East Elevation



South Elevation



West Elevation



North Elevation

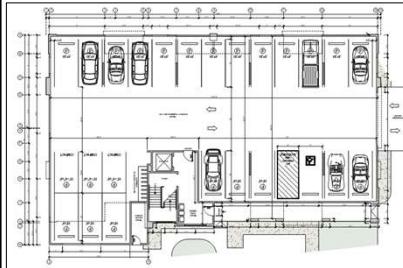


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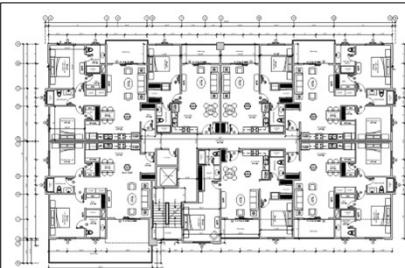
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3-STORY BUILDING FLOOR PLAN

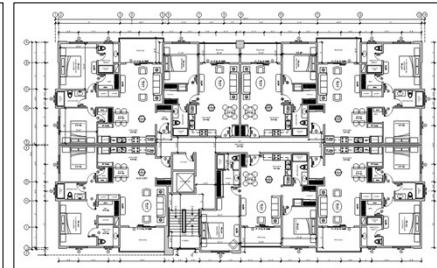
(FOR REFERENCE ONLY)



First Floor Plan



Second Floor Plan



Third Floor Plan



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3-STORY BUILDING ELEVATIONS

(REFERENCE ONLY)



East Elevation



South Elevation



West Elevation



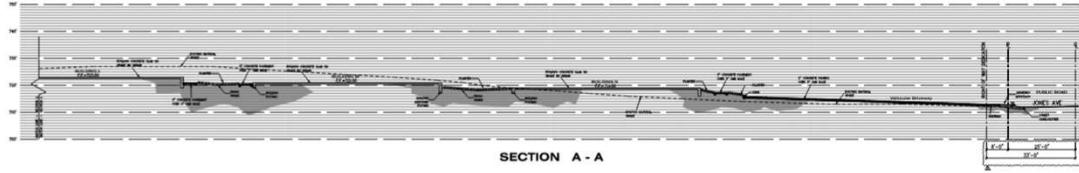
North Elevation



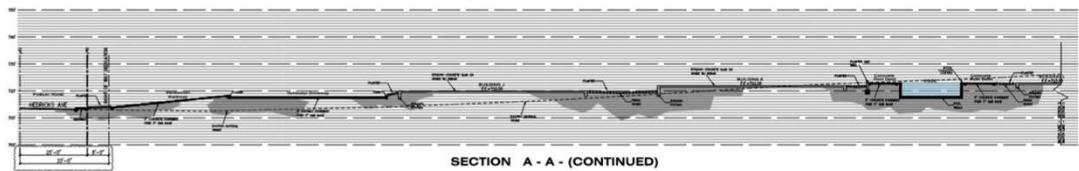
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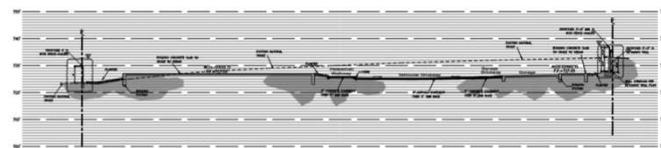
CROSS SECTIONS (REFERENCE ONLY)



SECTION A - A



SECTION A - A - (CONTINUED)



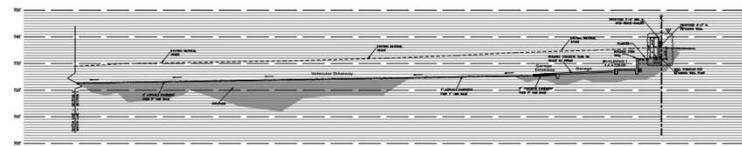
SECTION B - B



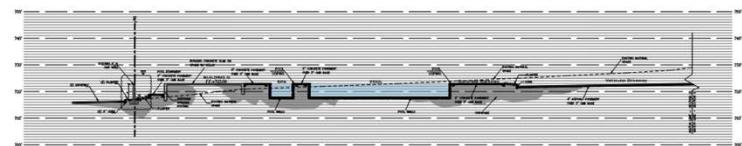
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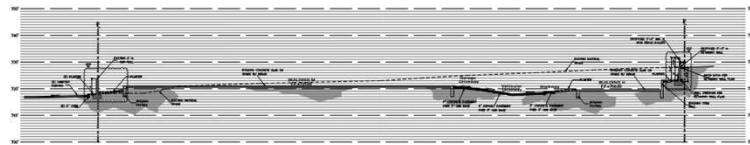
CROSS SECTIONS (REFERENCE ONLY)



SECTION C - C



SECTION C - C (CONTINUED)



SECTION D - D



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