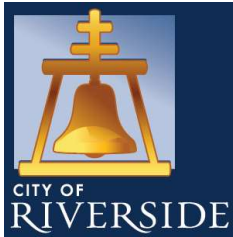


Mikasa Luxury Villas Residential Development Project

PR-2021-001114

(General Plan Amendment, Rezone, & Design Review)

Community & Economic Development Department



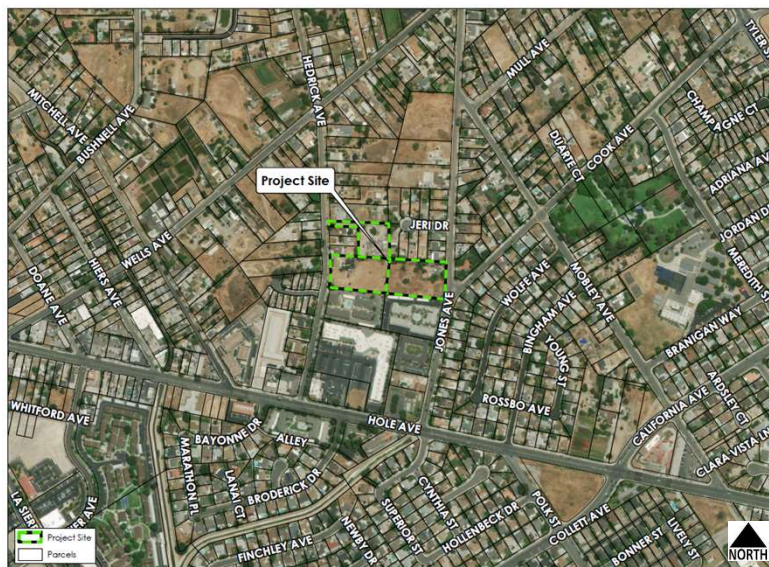
City Council
February 3, 2026



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LOCATION MAP



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EXISTING SITE PHOTOS



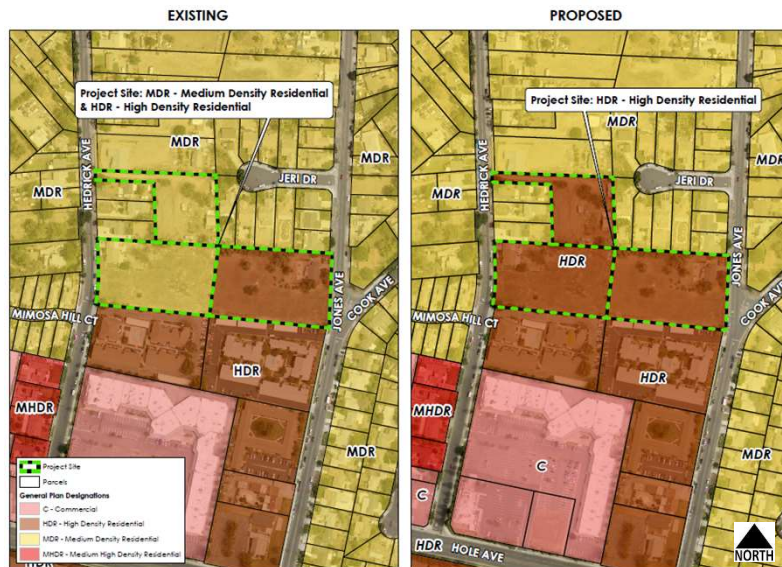
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HOUSING ELEMENT SITE MAP



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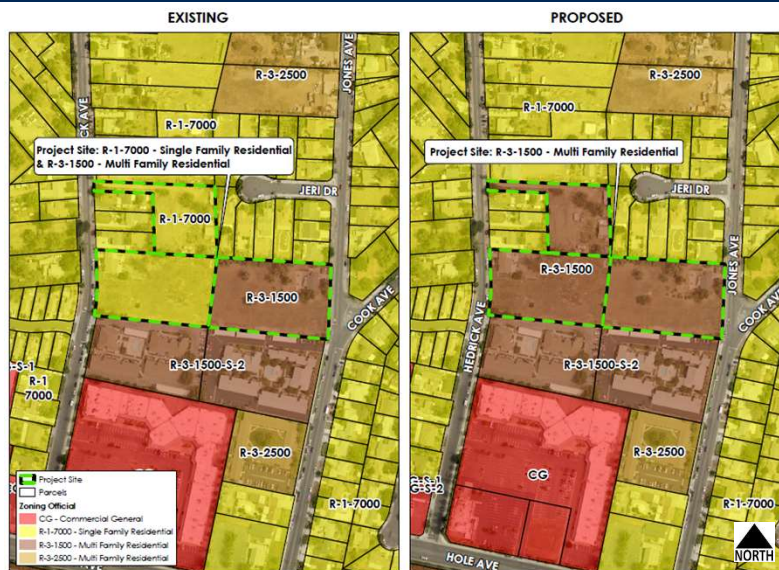
GENERAL PLAN MAP (EXISTING AND PROPOSED)



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ZONING MAP (EXISTING AND PROPOSED)



6

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SITE PLAN



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ELEVATIONS/RENDERINGS



View from Jones Avenue



Internal View of Project Site



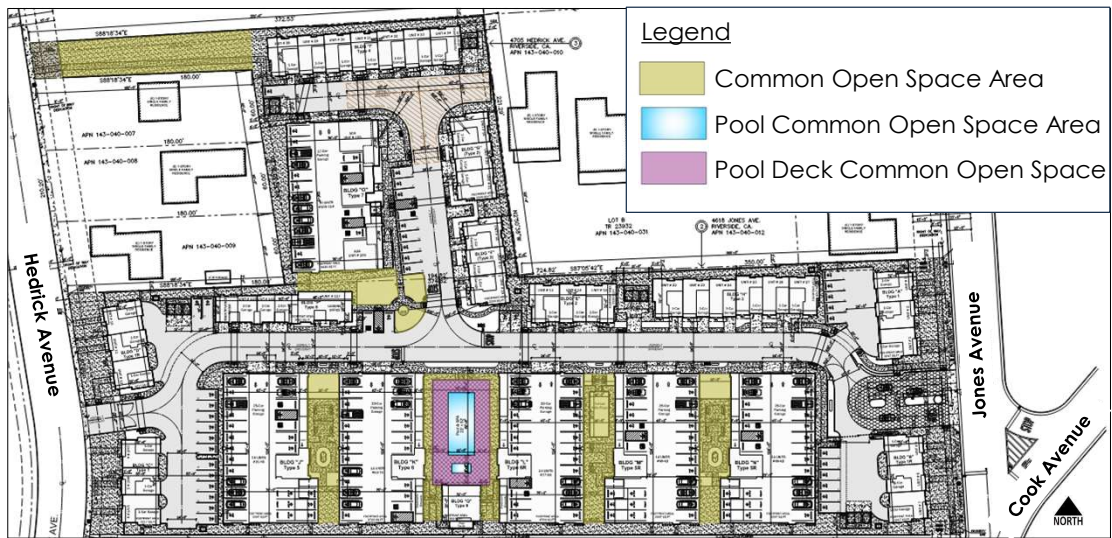
Internal View of Project Site

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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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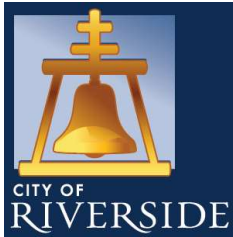
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Mikasa Luxury Villas Residential Development Project

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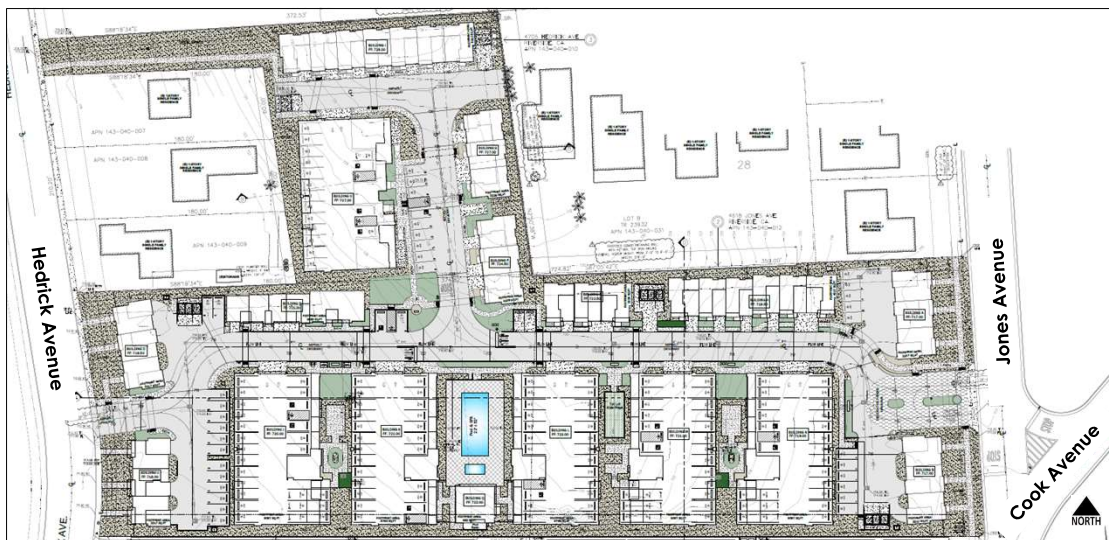
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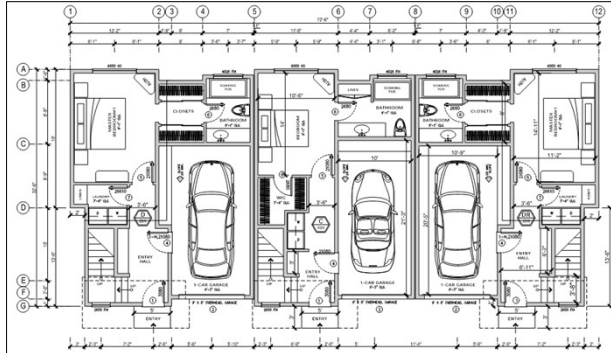
GRADING PLAN (Reference Only)



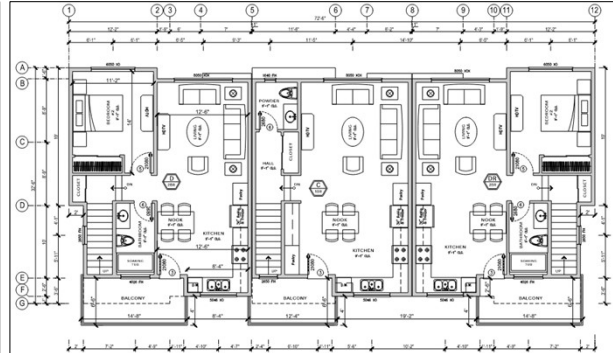
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2-STORY BUILDING FLOOR PLAN (Reference Only)



First Floor



Second Floor



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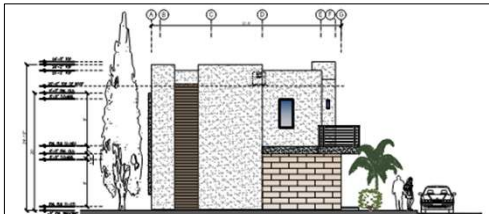
2-STORY BUILDING ELEVATIONS (REFERENCE ONLY)



East Elevation



South Elevation



West Elevation



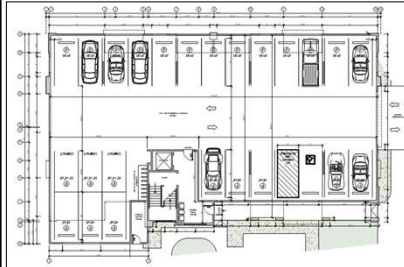
North Elevation



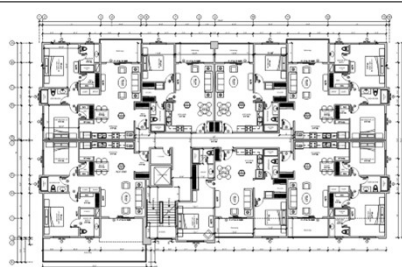
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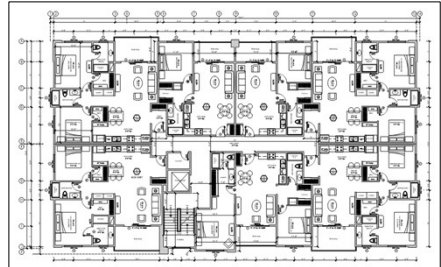
3-STORY BUILDING FLOOR PLAN (FOR REFERENCE ONLY)



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



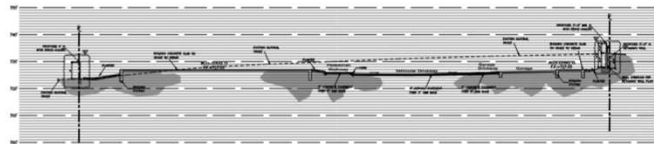
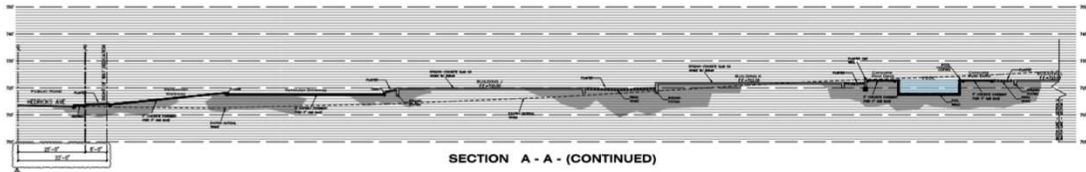
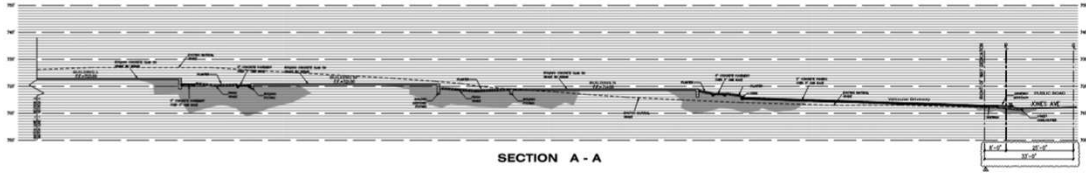
North Elevation



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CROSS SECTIONS (REFERENCE ONLY)

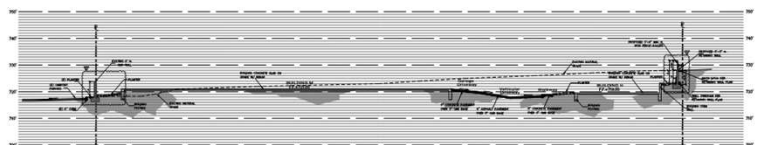
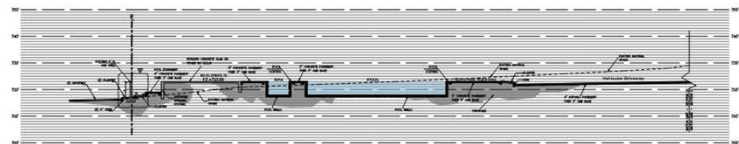
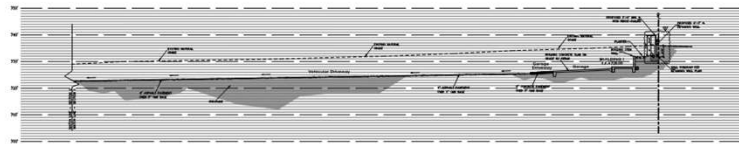


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CROSS SECTIONS (REFERENCE ONLY)



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