

# MULL AND COOK PLANNED RESIDENTIAL DEVELOPMENT

PR-2023-001594

(Tentative Tract Map, Planned Residential Development Permit, and Design Review)

Community & Economic Development Department

Planning Commission

Agenda Item: 2

June 05, 2025

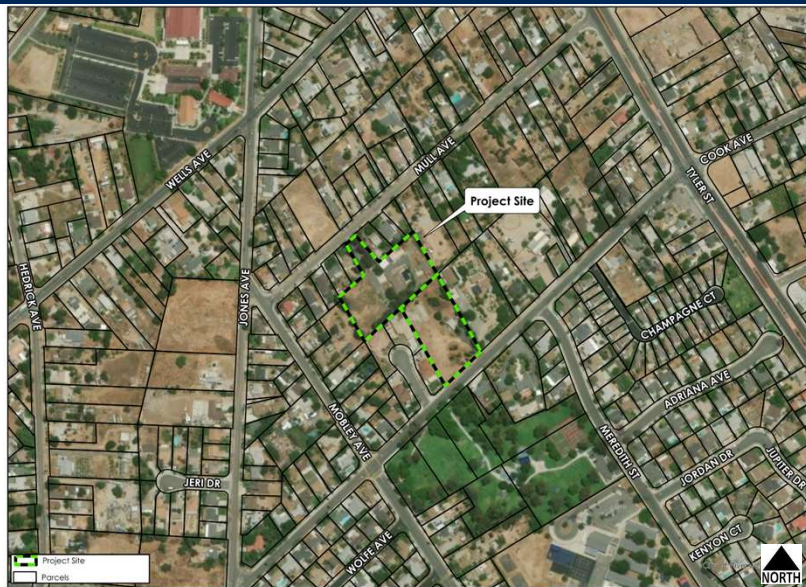


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## LOCATION MAP



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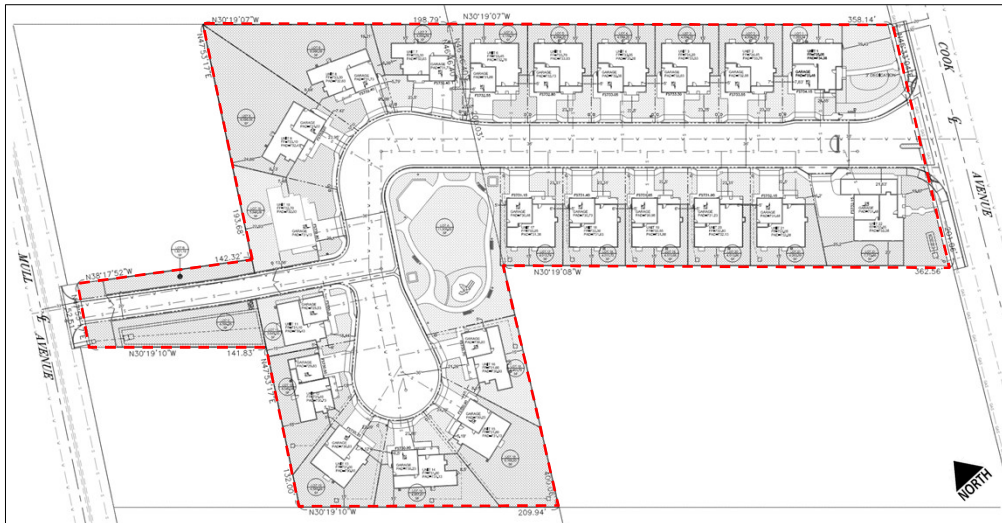
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## TENTATIVE TRACT MAP (TTM NO. 38779)



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## PLANNED RESIDENTIAL DEVELOPMENT SITE PLAN

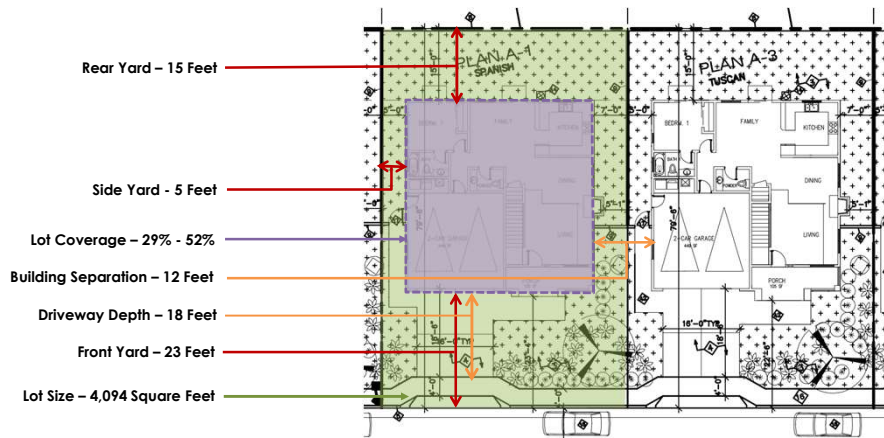


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# TYPICAL LOT LAYOUT

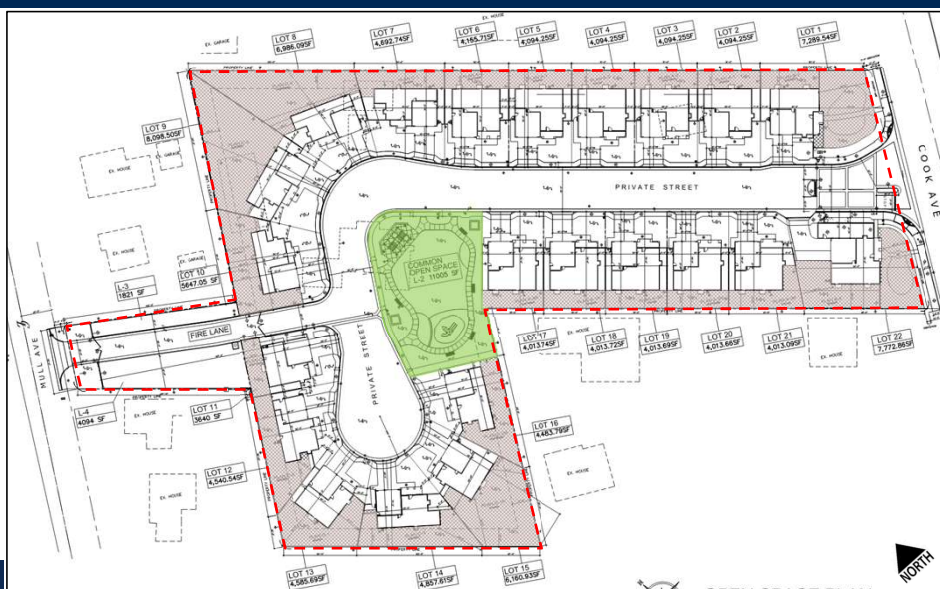


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# OPEN SPACE PLAN



KEY	
	Property Boundary
	Common Open Space
	Private Open Space

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# BUILDING ELEVATIONS


Craftsman




Spanish




Tuscan



Monterey







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# CONCEPTUAL LANDSCAPE PLAN





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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

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Project) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2023-001594 (Tentative Tract Map, Planned Residential Development Permit, Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

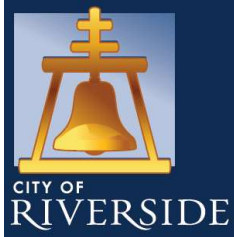


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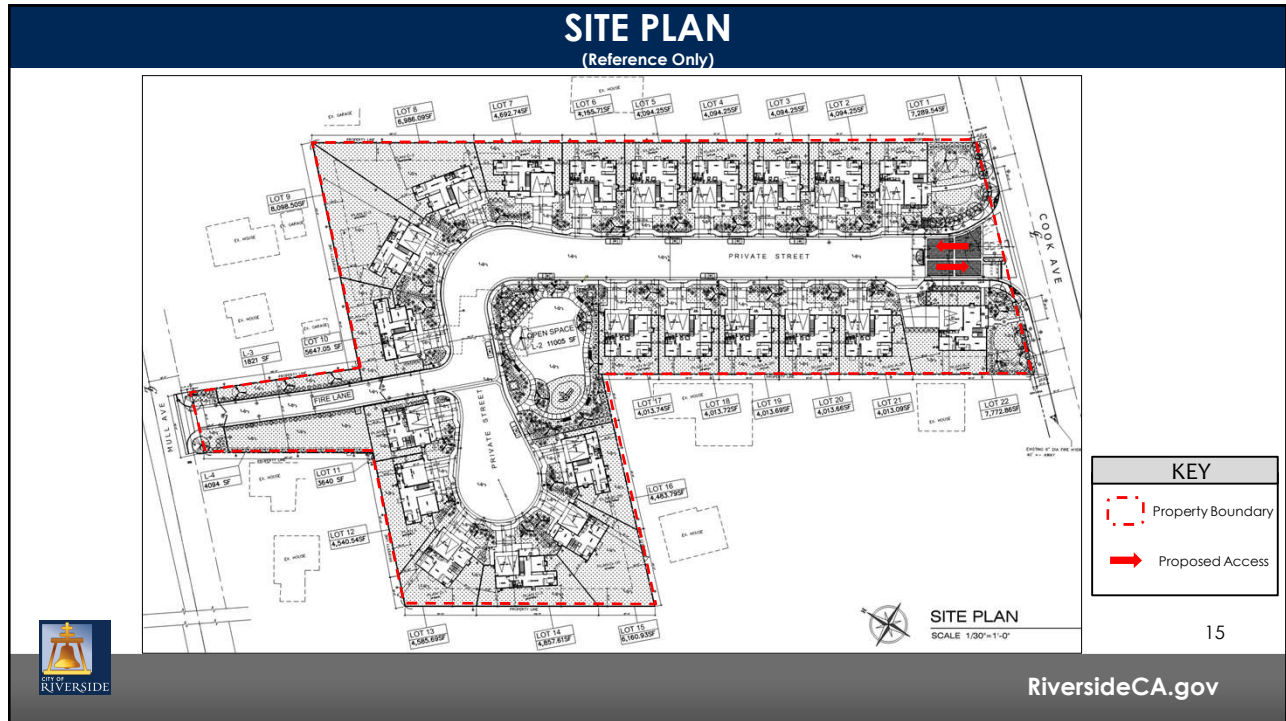
### GENERAL PLAN MAP (Reference Only)



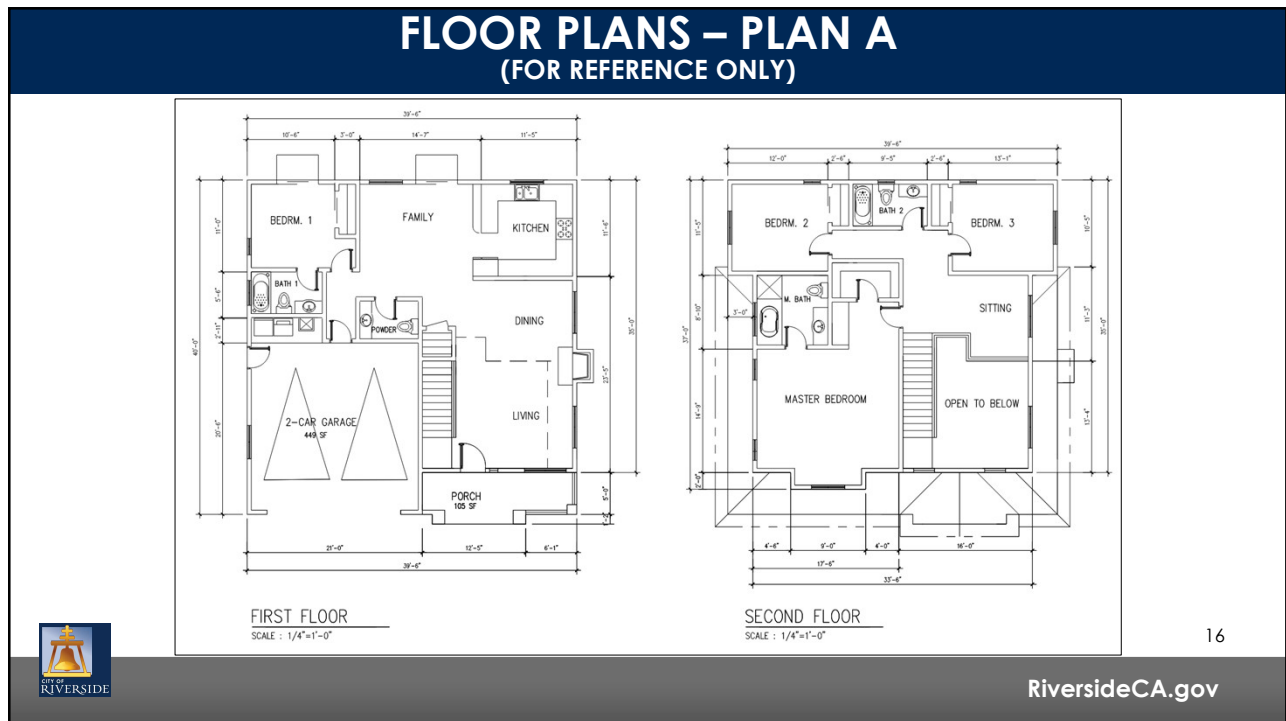
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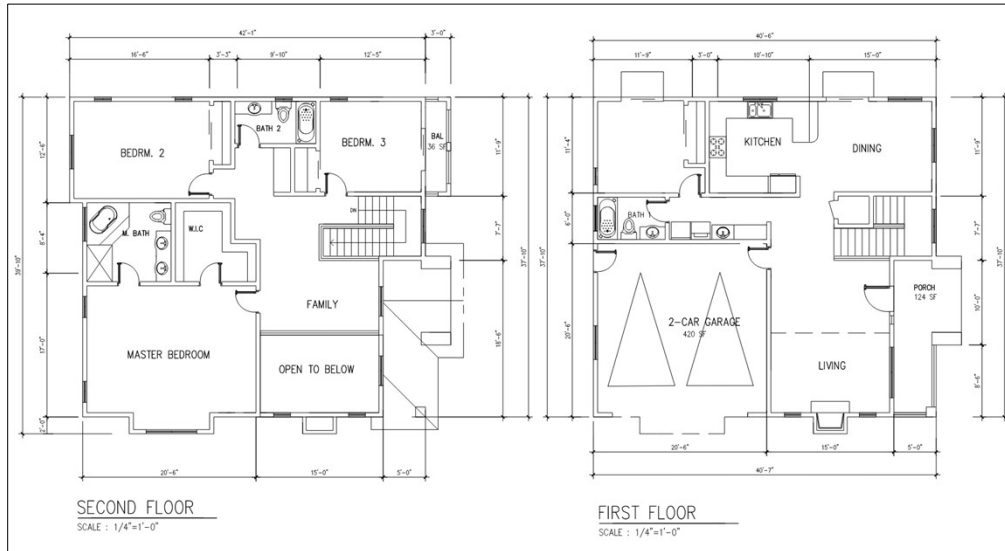
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## FLOOR PLANS – PLAN B (FOR REFERENCE ONLY)



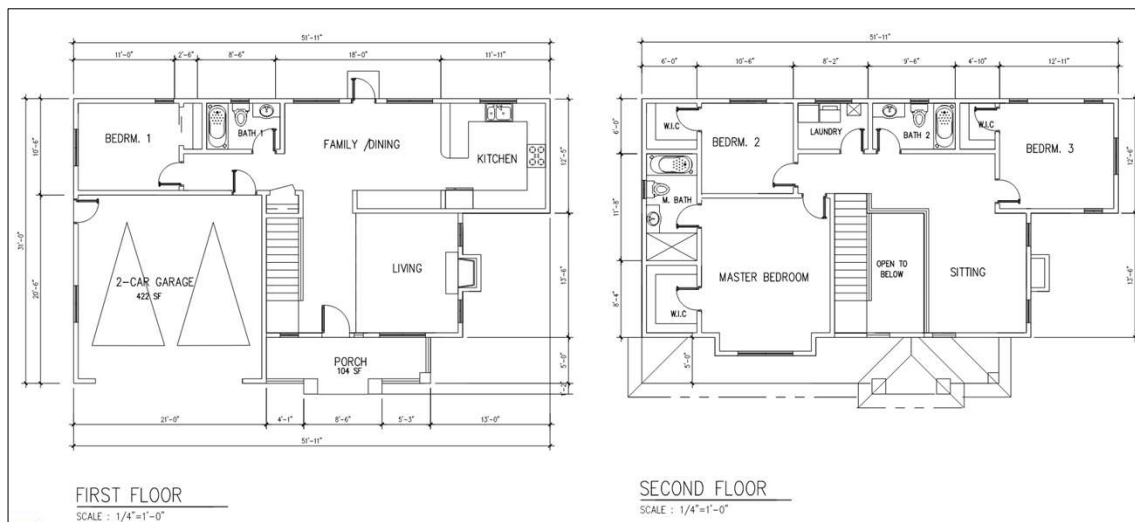
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## FLOOR PLANS – PLAN C (FOR REFERENCE ONLY)



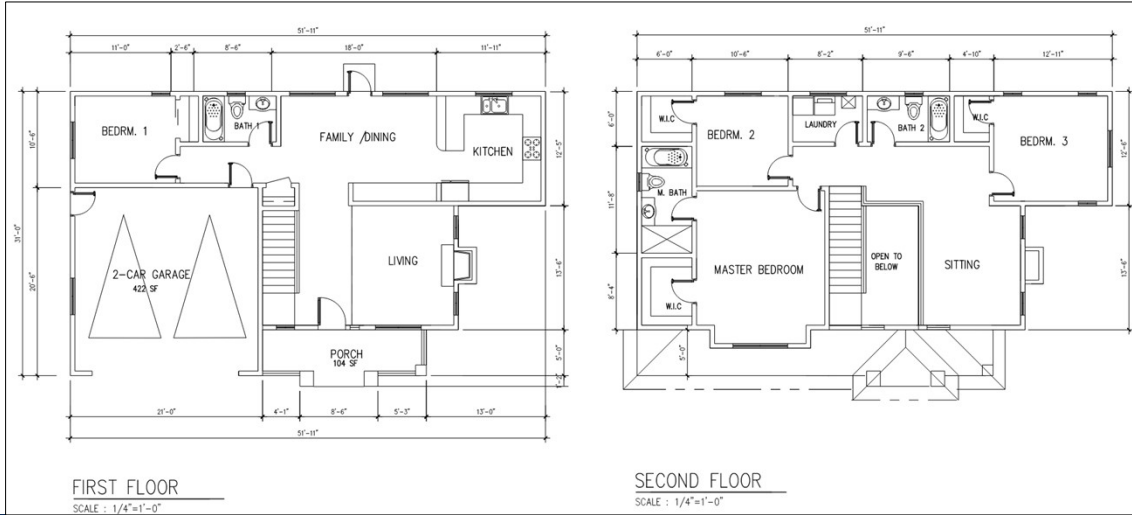
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## FLOOR PLANS – PLAN D (FOR REFERENCE ONLY)



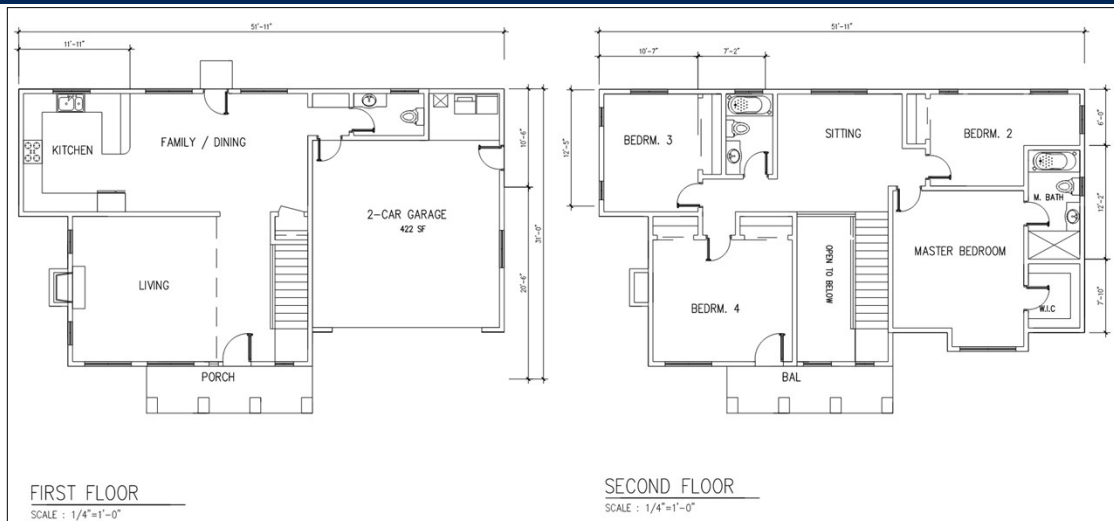
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## FLOOR PLANS – PLAN E (FOR REFERENCE ONLY)

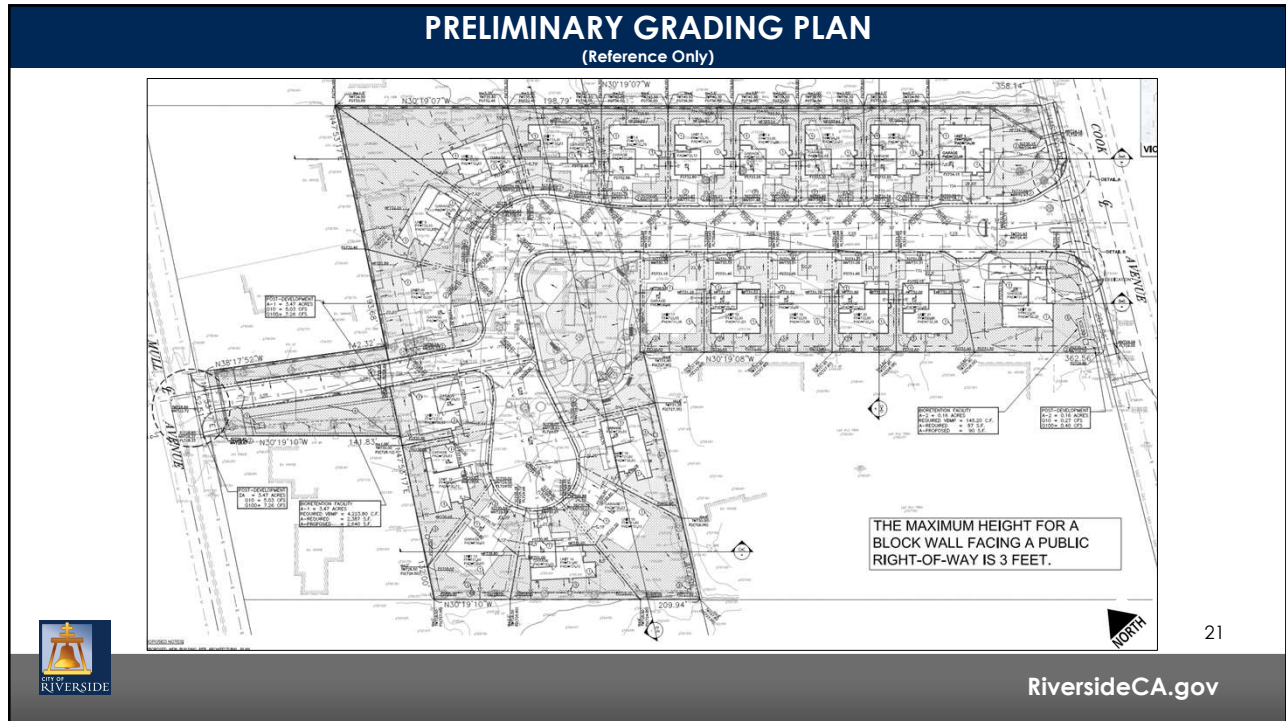


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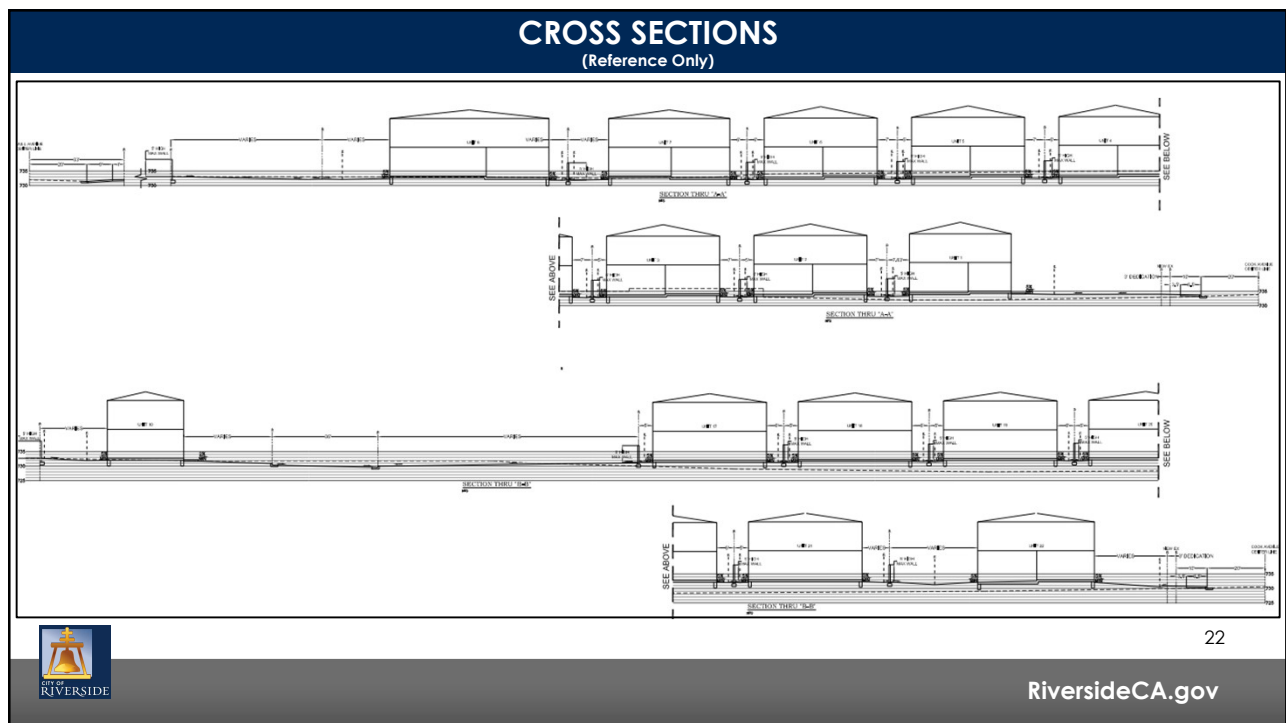


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