

## Mission Inn Townhomes

P17-0761 (SPA), P17-0762 (CUP)  
and P17-0763 (TM)

Community & Economic Development Department

Planning Commission  
Agenda Item: 2  
June 28, 2018

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## MISSION INN TOWNHOMES



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## LOCATION



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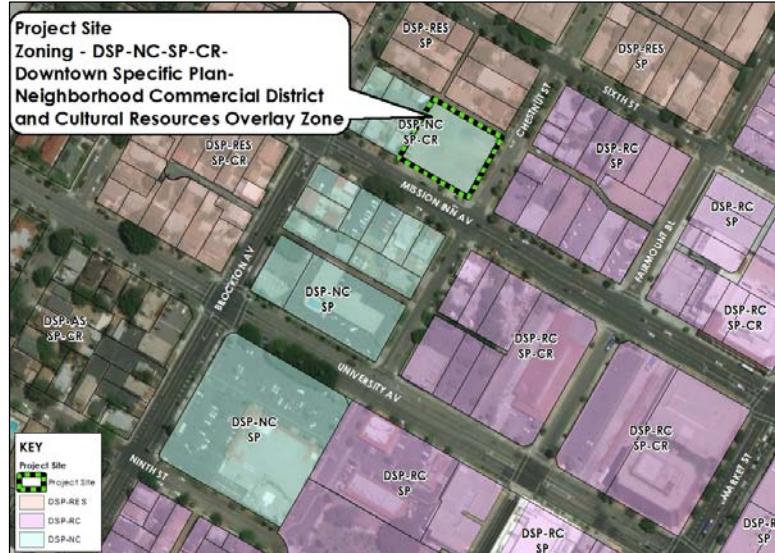
## SITE PHOTOS



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# DOWNTOWN SPECIFIC PLAN

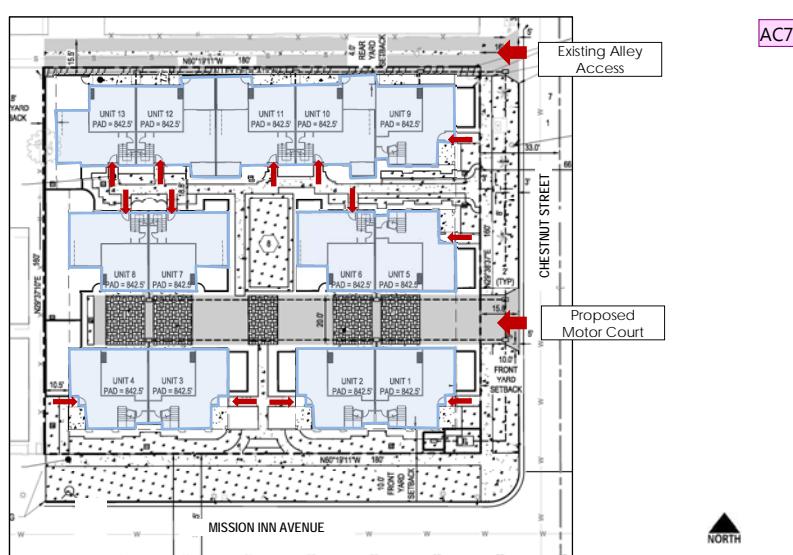


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## SITE PLAN



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## Slide 6

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**AC4** Slide titles need to be in all CAPS.  
Assadzadeh, Candice, 06/14/2018

**EJ2** done  
Eguez, Judy, 06/15/2018

**AC7** The Site Plan is hard to read. Please add color to the buildings.  
Assadzadeh, Candice, 06/14/2018

## OPEN SPACE PLAN



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## CONCEPTUAL LANDSCAPE PLAN



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## RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND that the City Council 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 recommend City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. **RECOMMEND APPROVAL** of Planning Cases P17-0761 (Specific Plan Amendment), P17-0762 (Conditional Use Permit), P17-0763 (Tentative Tract Map) based on the findings outlined in the staff report and subject to the recommended conditions.

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## MISSION INN TOWNHOMES

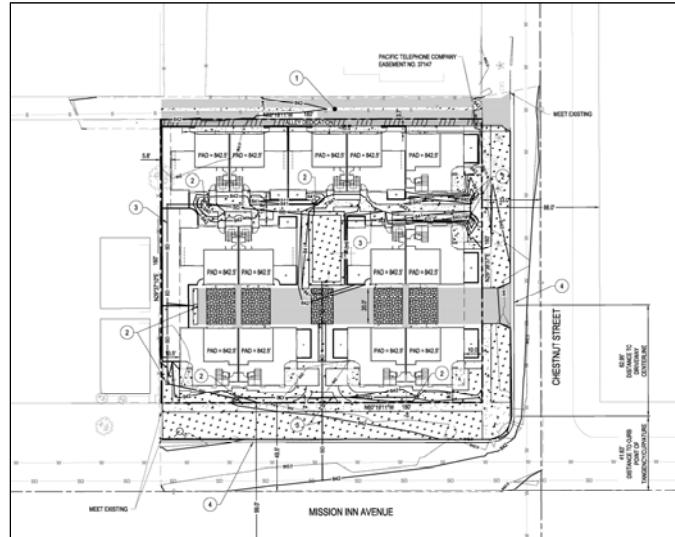


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## GRADING PLAN FOR REFERENCE



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## BUILDING ELEVATIONS FOR REFERENCE



Mission Inn Avenue



Chestnut Street



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## BUILDING ELEVATIONS FOR REFERENCE



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## BUILDING ELEVATIONS FOR REFERENCE



Alley Elevation



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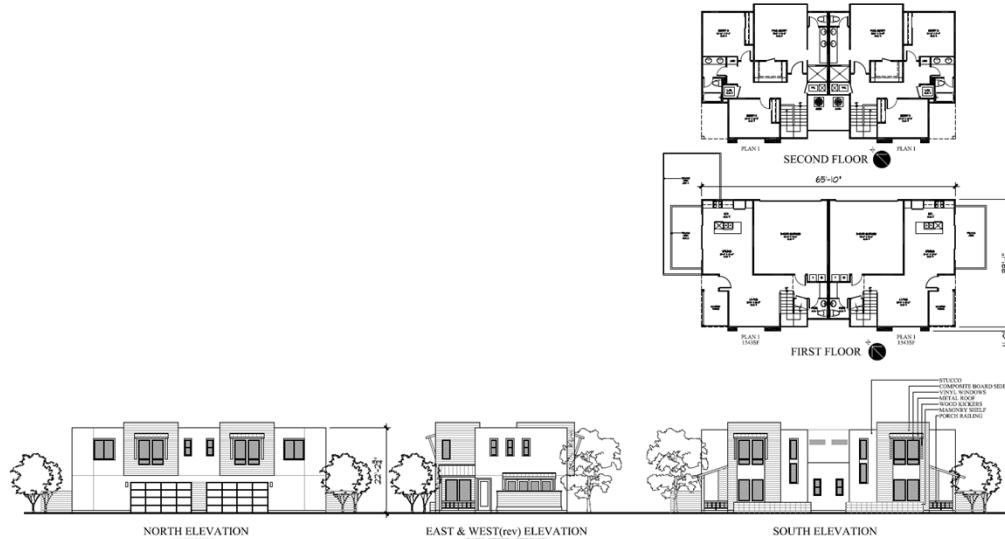
## Slide 14

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**AC8** Revise to read "Building Elevations". Add a title under the elevation, describing the elevation..."South Elevation".

Assadzadeh, Candice, 06/14/2018

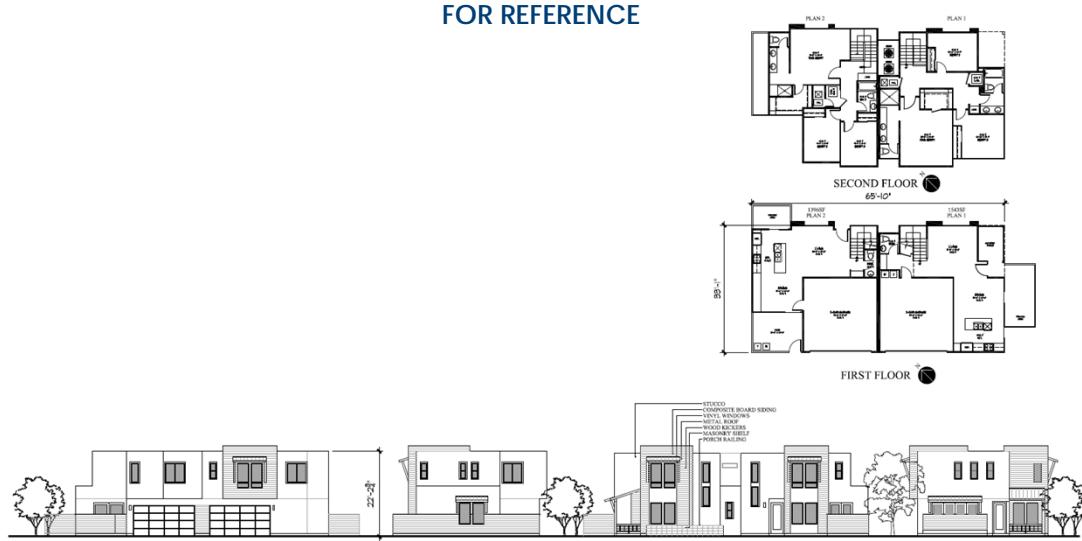
## UNITS 1-4 PLANS & ELEVATIONS FOR REFERENCE



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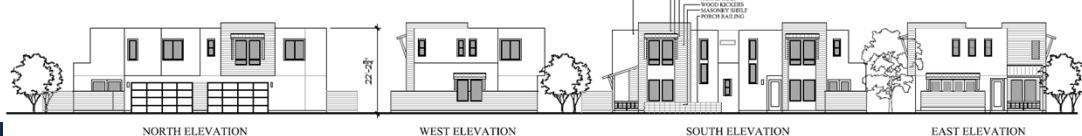
## UNITS 5&6 PLANS & ELEVATIONS FOR REFERENCE



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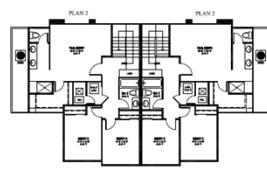
## UNITS 5&6 PLANS & ELEVATIONS FOR REFERENCE



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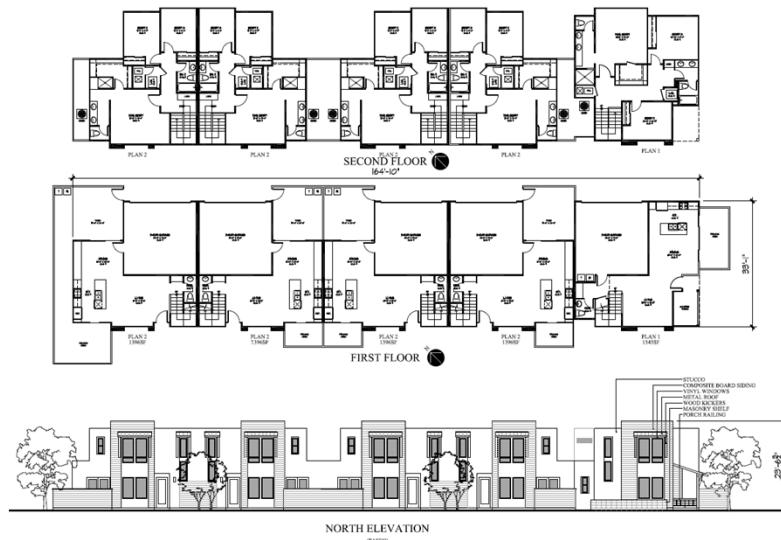
## UNITS 7&8 PLANS & ELEVATIONS FOR REFERENCE



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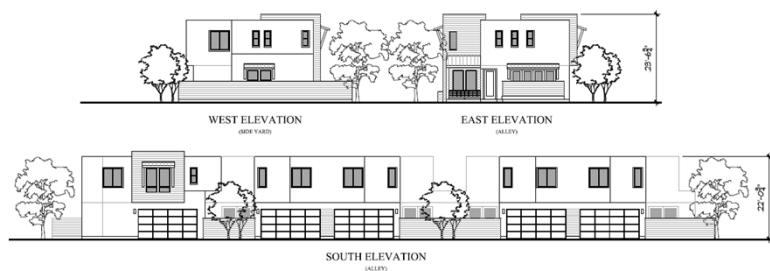
## UNITS 9-13 PLANS & ELEVATIONS FOR REFERENCE



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## UNITS 9-13 ELEVATIONS FOR REFERENCE



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## ZONING MAP

FOR REFERENCE



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## GENERAL PLAN MAP

FOR REFERENCE



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