

Magnolia Flats

P19-0863 (Site Plan Review), P20-0133 (Conditional Use Permit)

Community & Economic Development Department

Planning Commission
Agenda Item: 5
February 18, 2021

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LOCATION MAP



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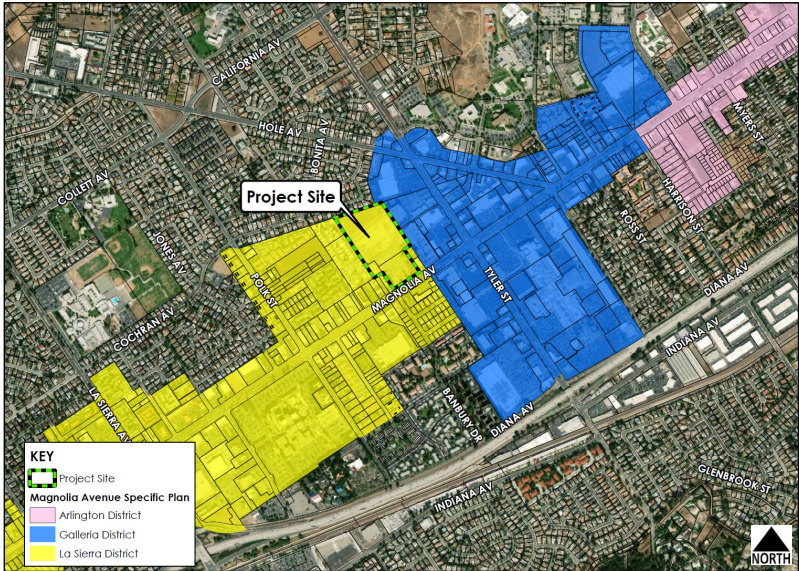
EXISTING SITE PHOTOS



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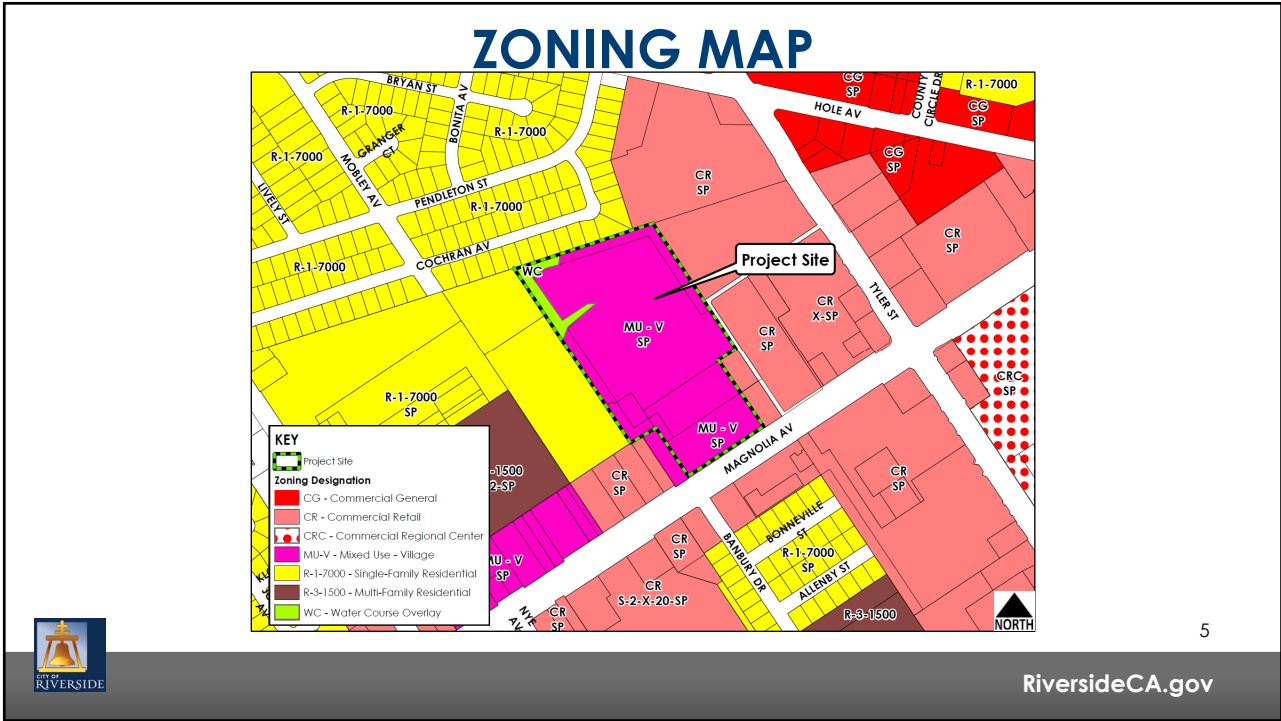
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SPECIFIC PLAN MAP

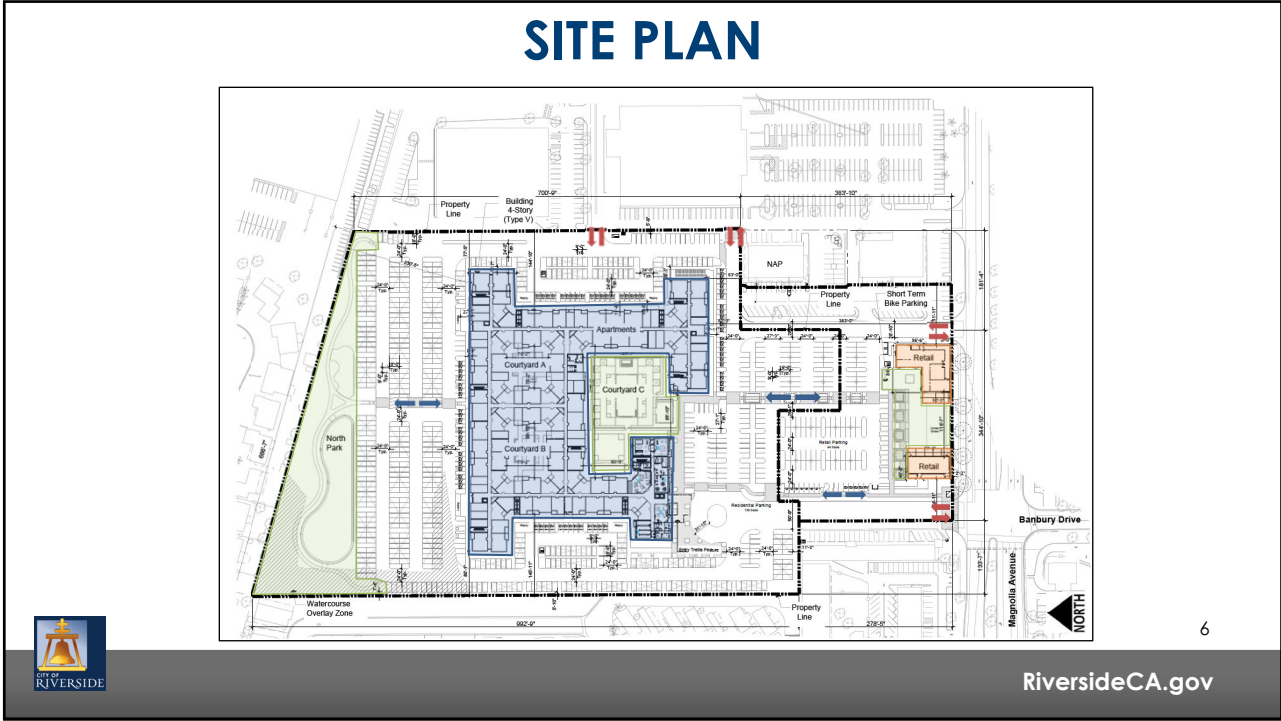


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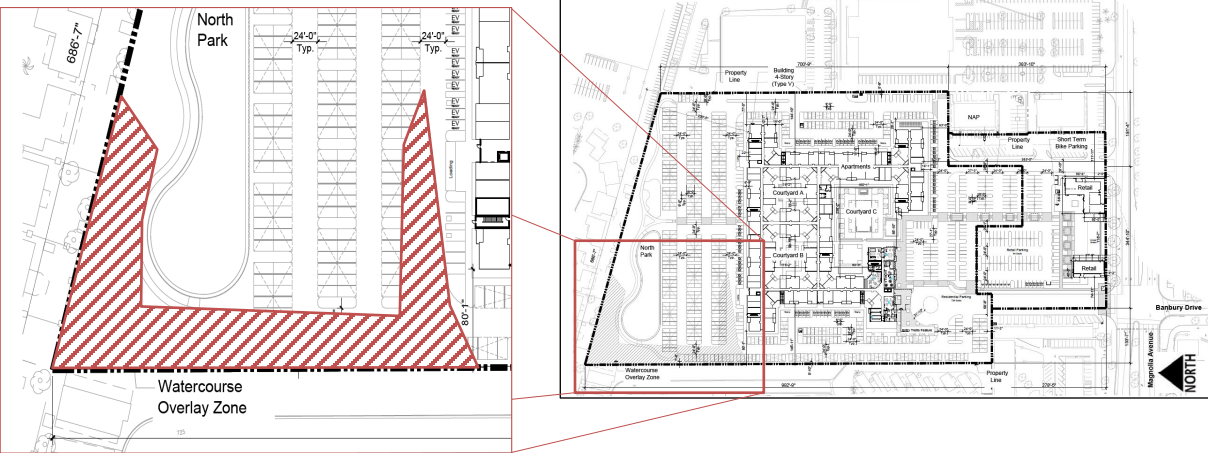


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CONDITIONAL USE PERMIT



RESIDENTIAL ELEVATIONS



1. South Elevation

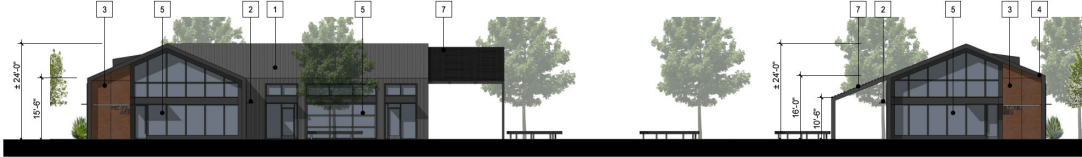


1. North Elevation

- Keynotes:
- 1. Stucco
 - 2. Metal Siding
 - 3. Perforated Metal Panels
 - 4. Cementitious Siding
 - 5. Masonry Veneer
 - 6. Vinyl Window
 - 7. Storefront
 - 8. Painted Door
 - 9. Canopy



COMMERCIAL ELEVATIONS



3. North Elevation : Building "B"

Building "C"



1. East Elevation : Building "B"



2. West Elevation : Building "B"

- Keynotes:**
- 1. Metal Siding
 - 2. Perforated Metal Awning
 - 3. Wood Composite Board
 - 4. Flat Metal Panel
 - 5. Storefront
 - 6. Painted Door
 - 7. Canopy
 - 8. Dormer Vents

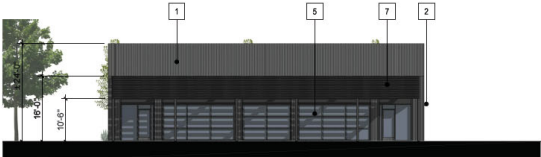


COMMERCIAL ELEVATIONS



6. South Elevation : Building "C"

Building "B"



4. East Elevation : Building "C"



5. West Elevation : Building "C"

- Keynotes:**
- 1. Metal Siding
 - 2. Perforated Metal Awning
 - 3. Wood Composite Board
 - 4. Flat Metal Panel
 - 5. Storefront
 - 6. Painted Door
 - 7. Canopy
 - 8. Dormer Vents

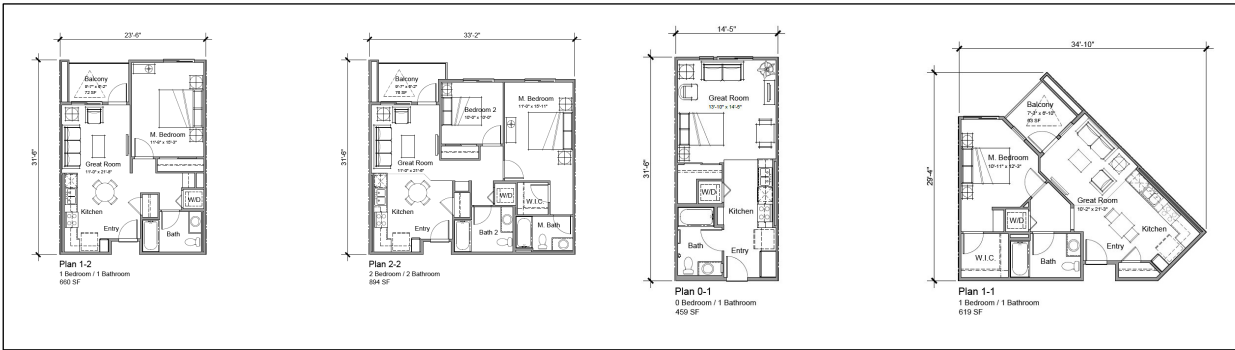


PROJECT RENDERINGS



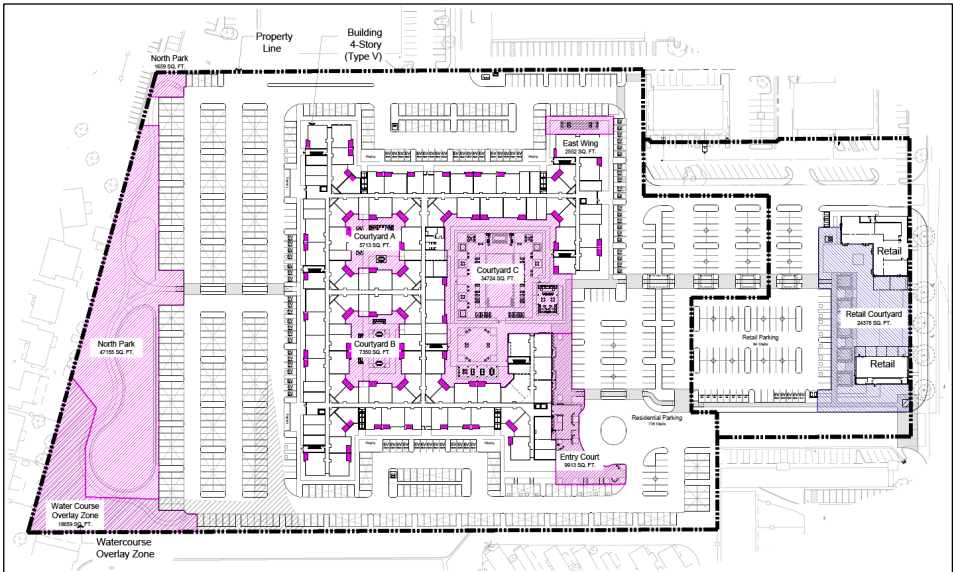
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RESIDENTIAL FLOOR PLANS



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COMMON OPEN SPACE



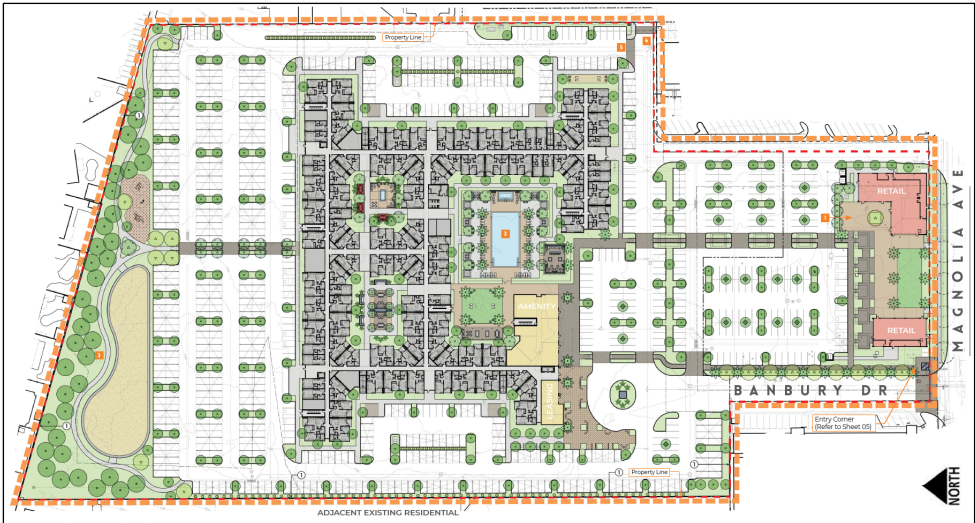
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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

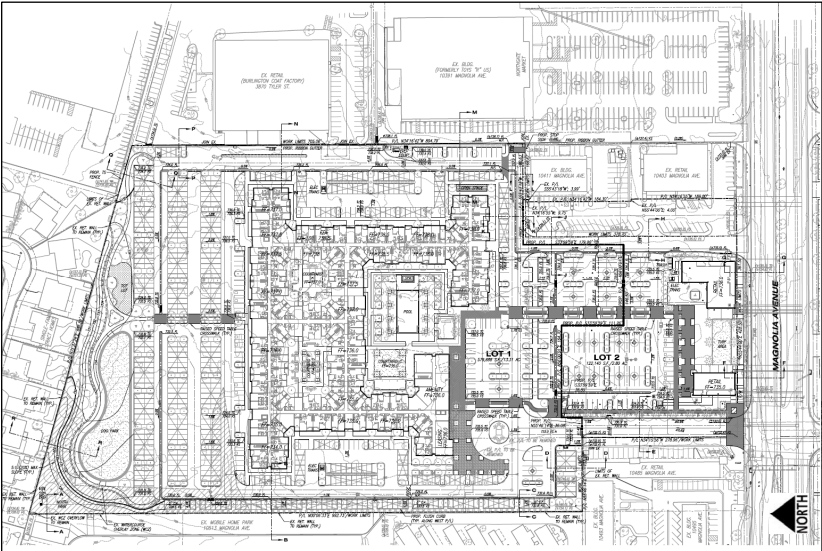
Staff recommends that the Planning Commission:

- 1. **DETERMINE** under Section 15183.3 – Streamlining for Infill Projects, pursuant to Public Resources Code Section 21094.5, that the project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017. (SCH No. 2017041039), subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
- 2. **APPROVE** P19-0863 (Site Plan Review), and P20-0133 (Conditional Use Permit) based on the findings outlined in the staff report and subject to the recommended conditions.



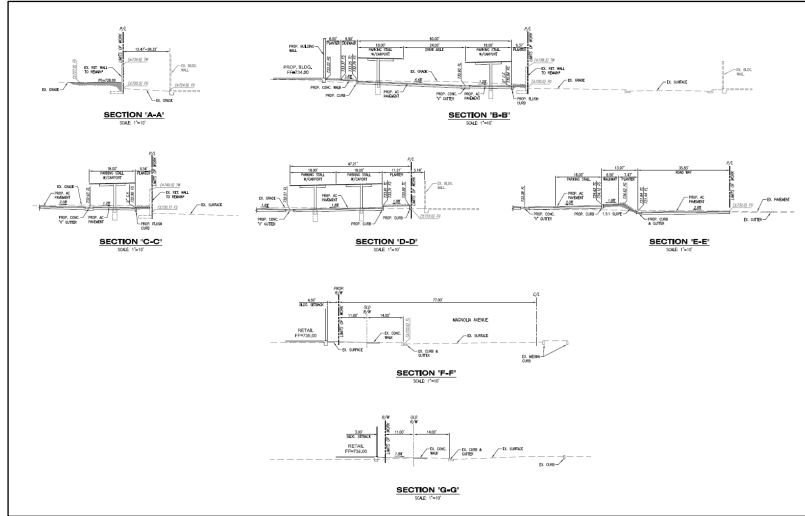
GRADING PLAN

REFERENCE ONLY



GRADING PLAN

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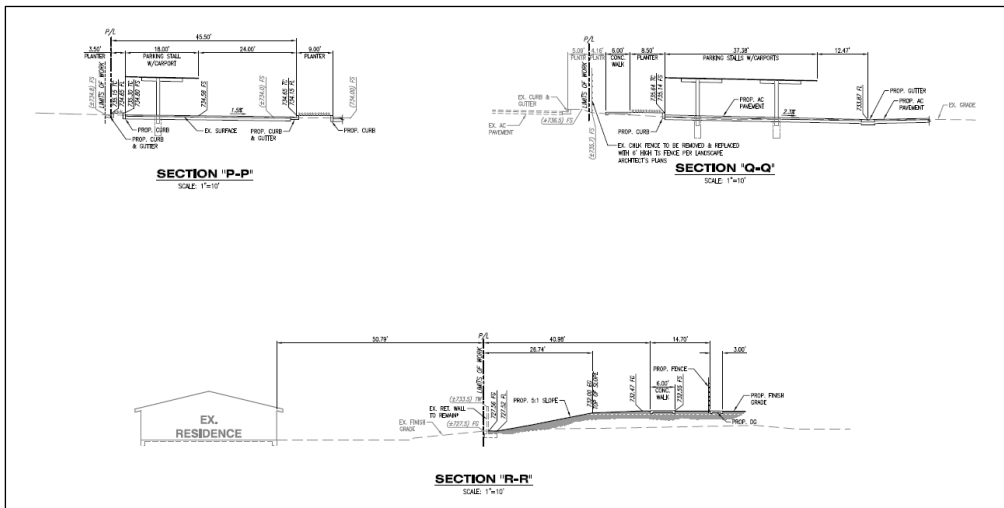
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GRADING PLAN

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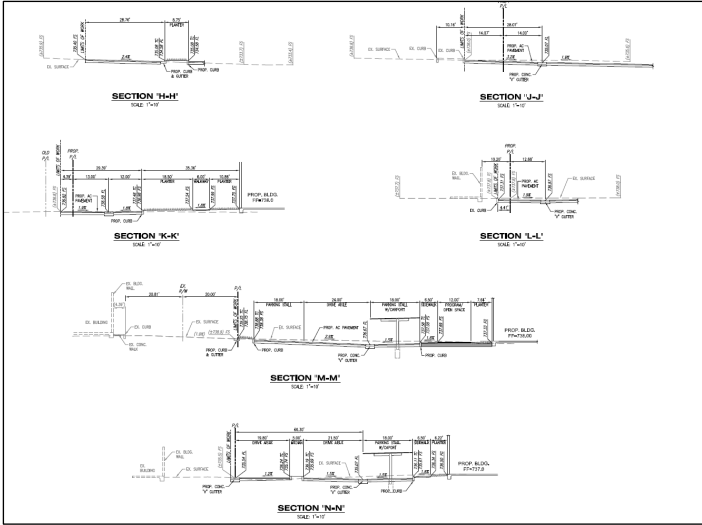
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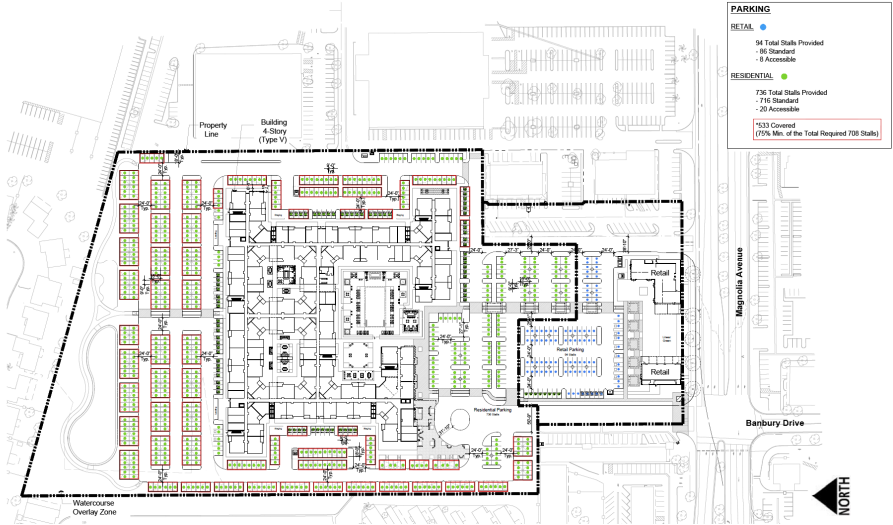
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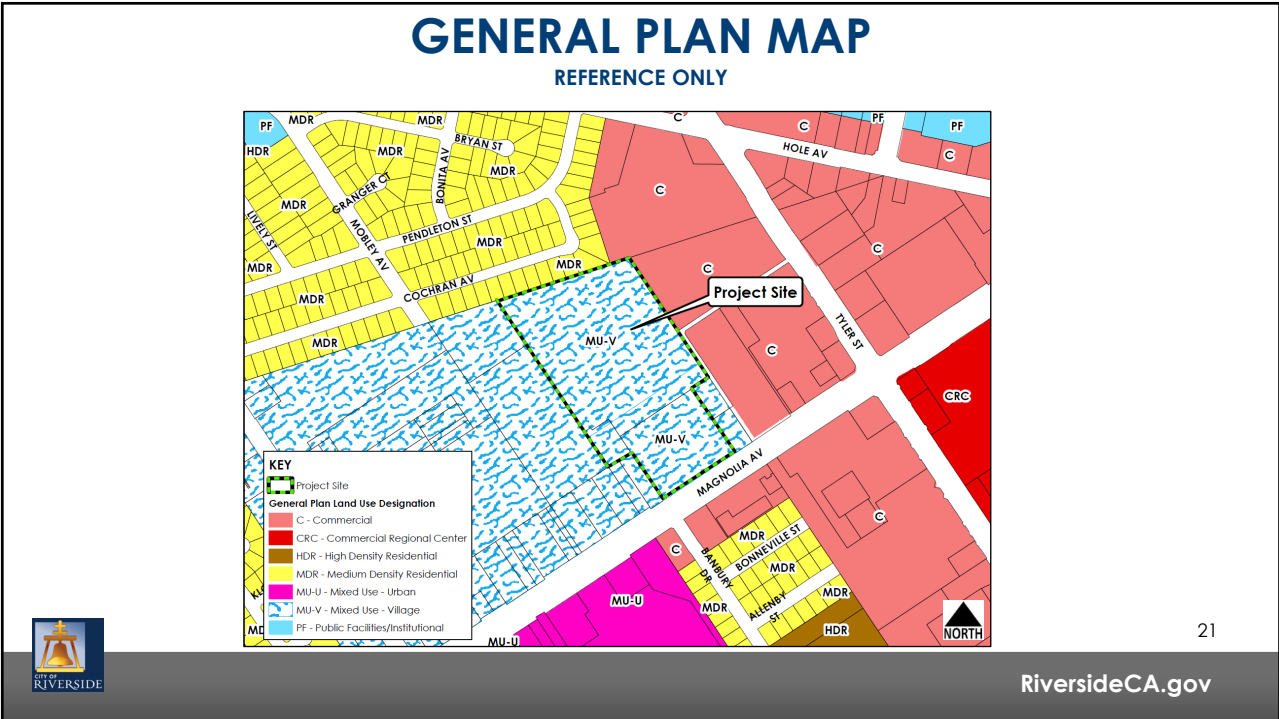
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PARKING PLAN

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HOUSING ELEMENT SITE

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