



DUNCAN GARDENS CONDOMINIUMS

PR-2020-000609 (Tentative Tract Map, Design Review, Variance)

Community & Economic Development Department

Planning Commission

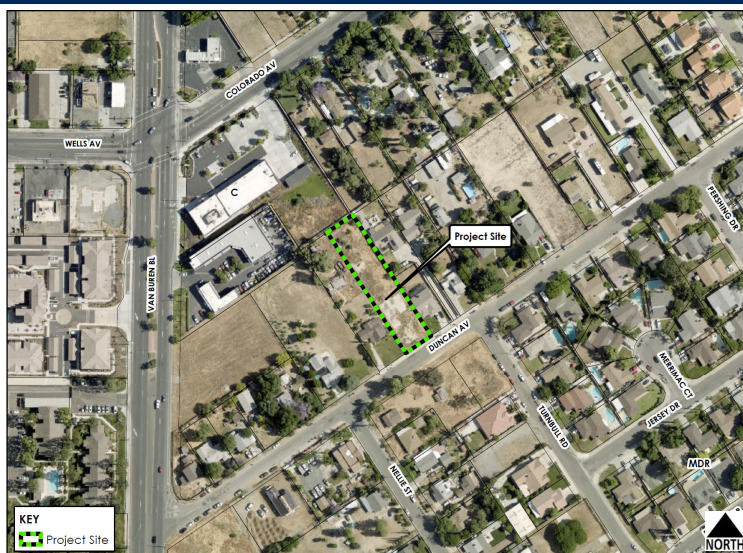
Agenda Item: 4

March 2, 2023

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LOCATION MAP

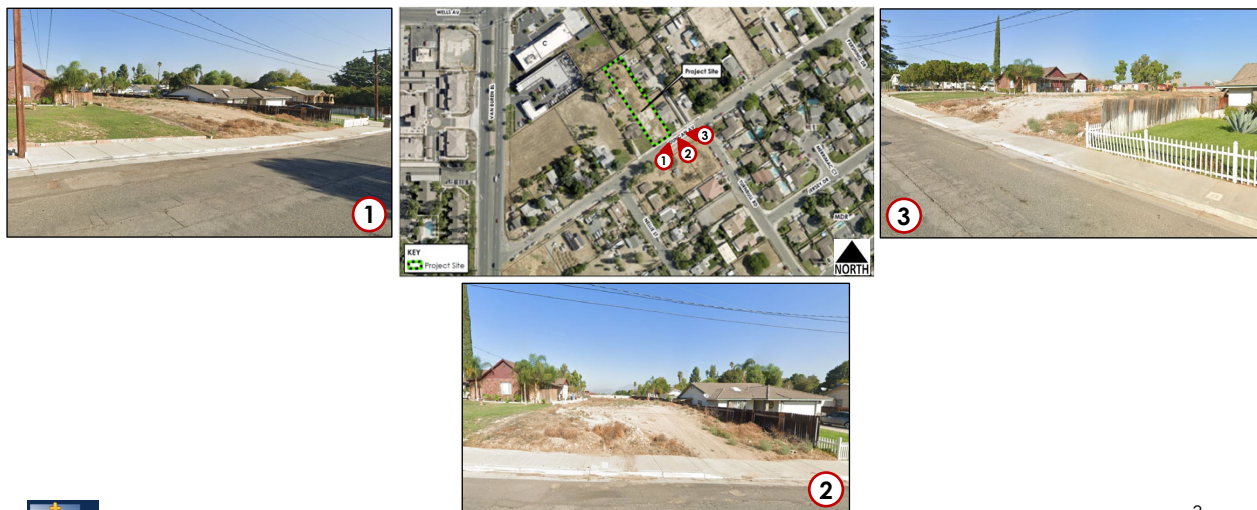


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EXISTING SITE PHOTOS



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ZONING MAP

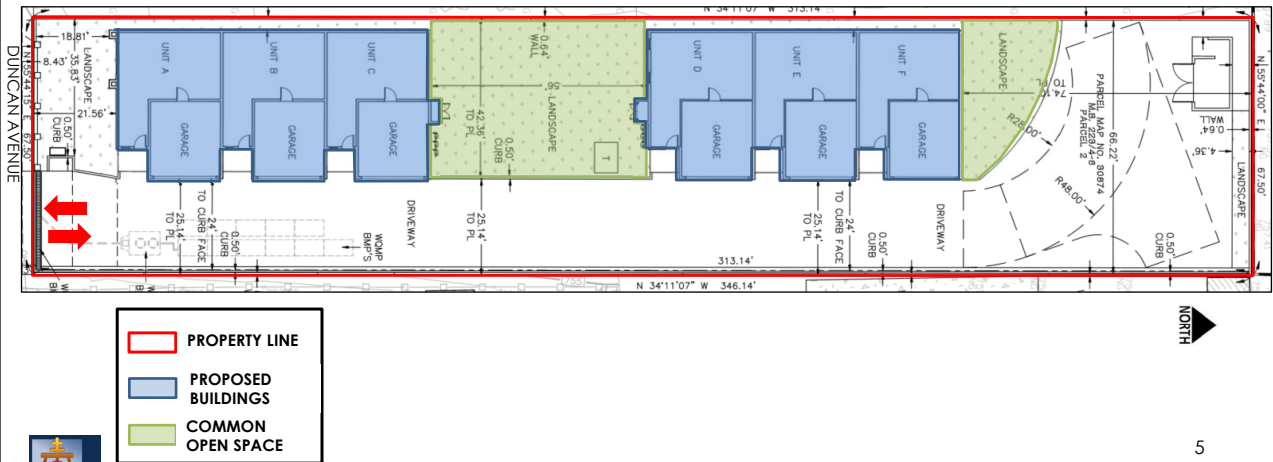


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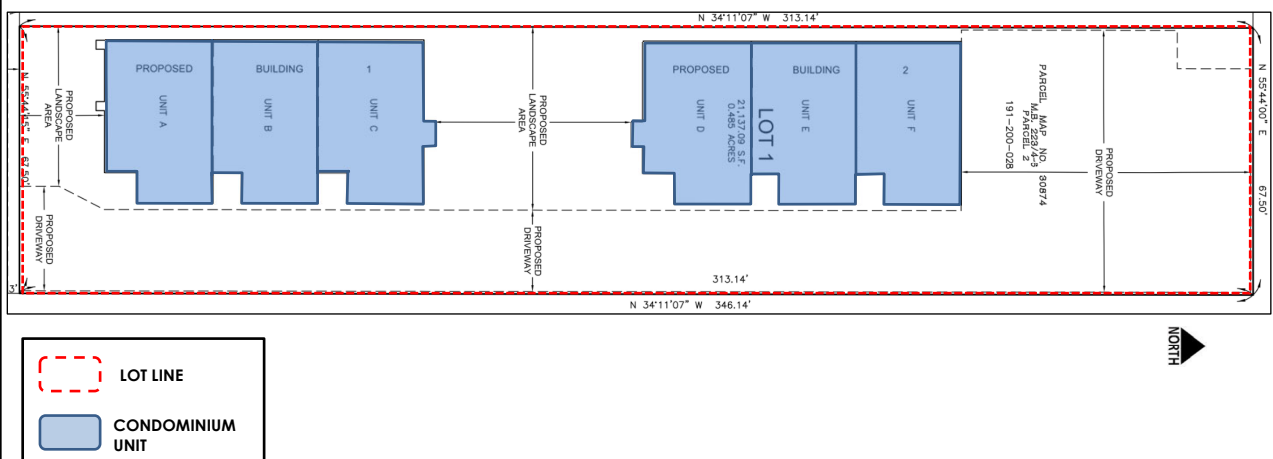
SITE PLAN



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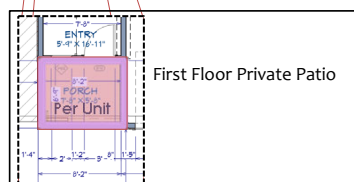
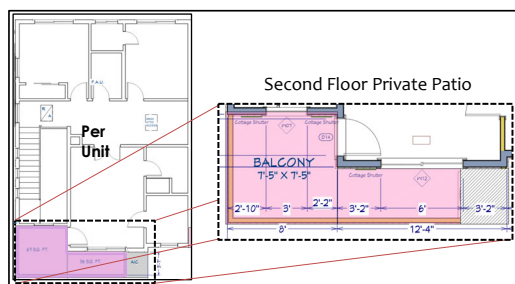
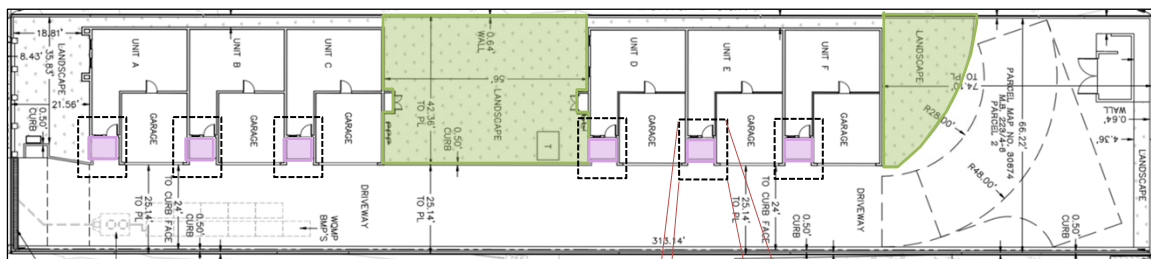
CONDOMINIUM MAP (TTM NO. 38496)



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OPEN SPACE PLAN



- Open Space Area**
- Private Open Space = 954 SQ. FT.
 - Common Open Space = 3,031 SQ. FT.



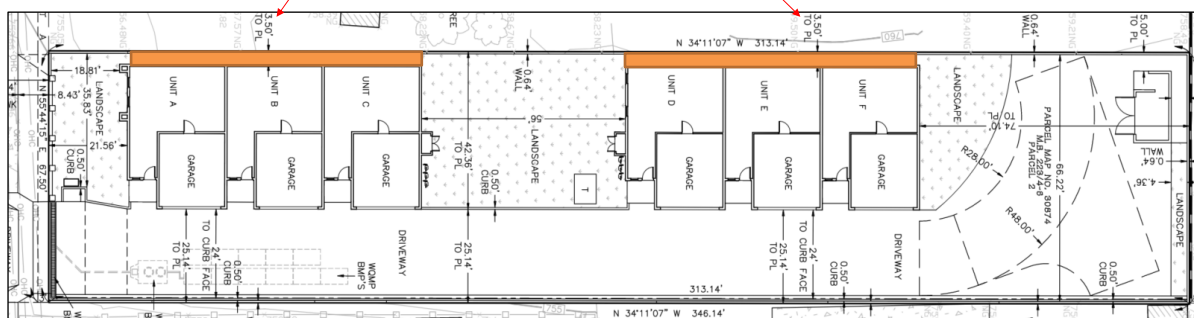
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VARIANCE

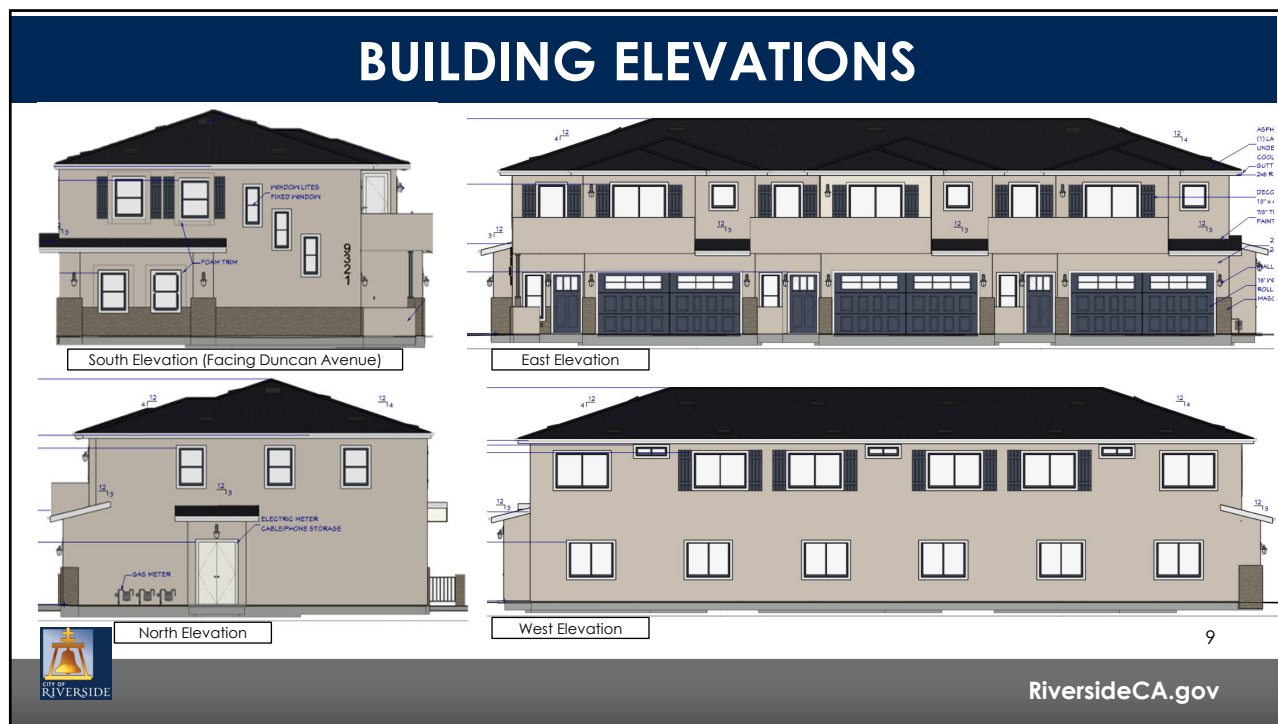
Minimum required setback = 7.5 feet
 Applicant proposes reduced setback of 3.5 feet.



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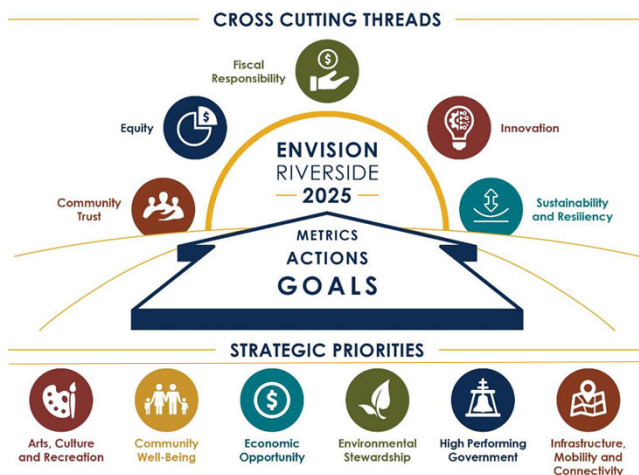


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STRATEGIC PLAN ALIGNMENT



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

That the Planning Commission:

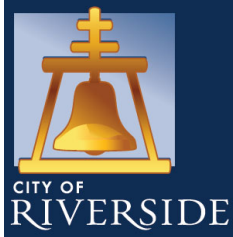
1. **DETERMINE** that the proposed multiple family residential project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planning Case PR-2020-000609 (Tentative Tract Map, Design Review, Variance) based on the findings outlined in the staff report and subject to the recommended conditions.



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DUNCAN AVENUE CONDOMINIUMS

PR-2020-000609 (Tentative Tract Map, Design Review, Variance)

Community & Economic Development Department

Planning Commission

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GENERAL PLAN MAP (FOR REFERENCE ONLY)



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HOUSING ELEMENT SITE MAP (FOR REFERENCE ONLY)

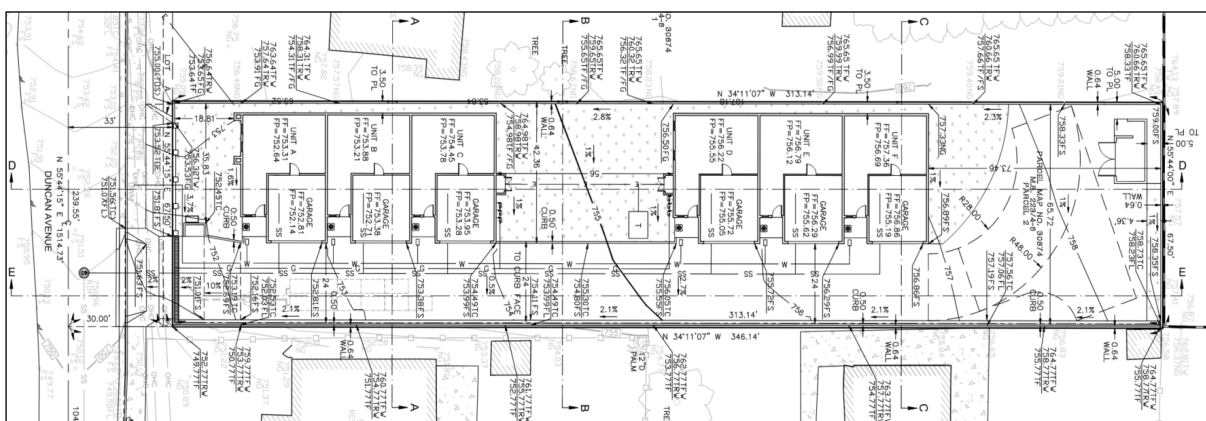


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GRADING PLAN (FOR REFERENCE ONLY)

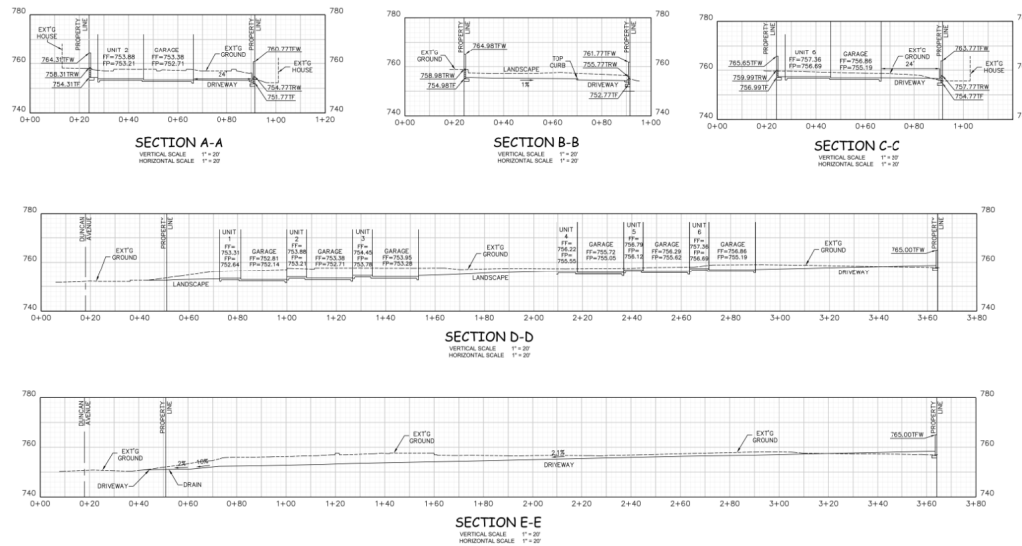


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CROSS SECTIONS (FOR REFERENCE ONLY)

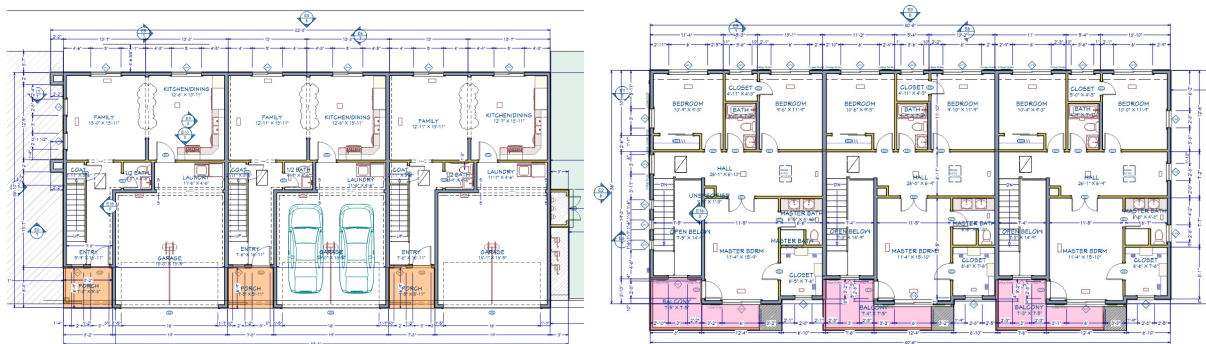


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UNIT FLOOR PLANS (FOR REFERENCE ONLY)



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