



1775 AND 1795 UNIVERSITY AVENUE MIXED USE

PR-2023-001601 (SITE PLAN REVIEW)

Community & Economic Development Department

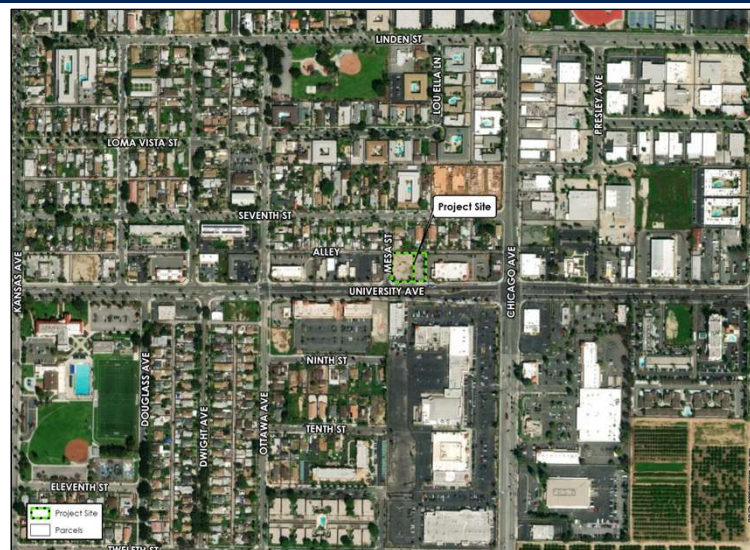
Planning Commission

Agenda Item: 4

May 23, 2024

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LOCATION MAP



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EXISTING SITE PHOTOS



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SPECIFIC PLAN MAP



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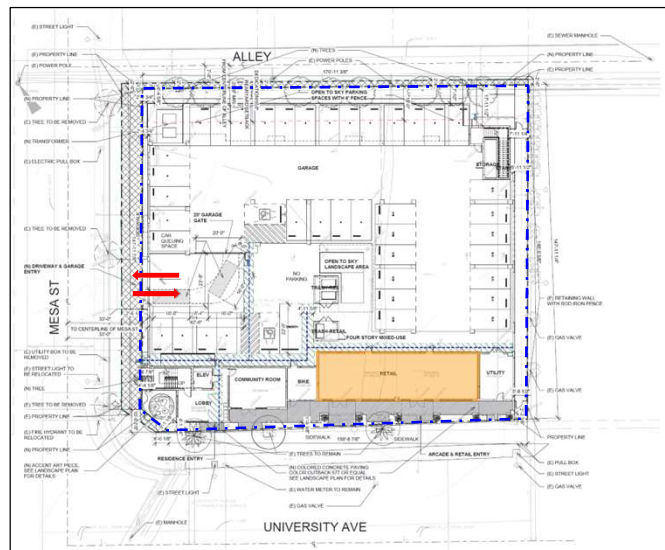
ZONING MAP



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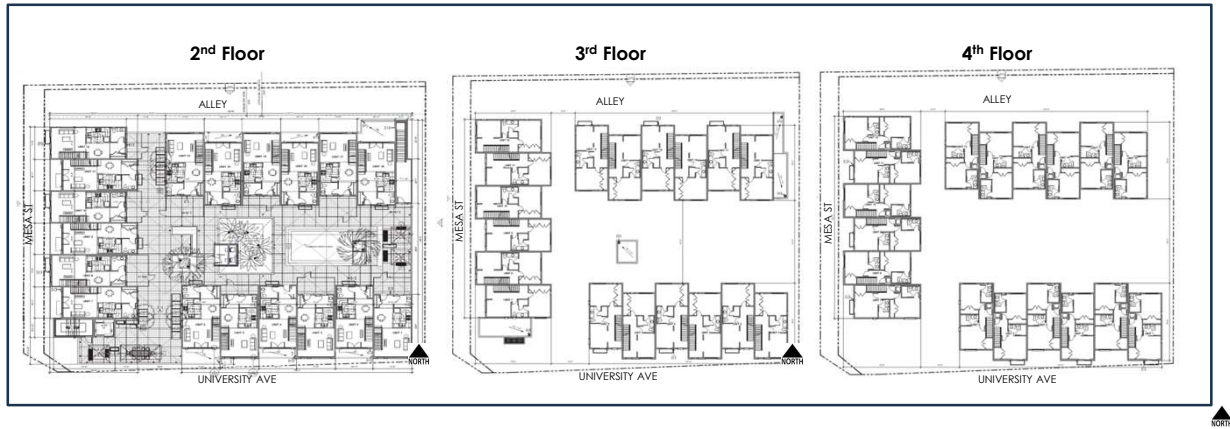
SITE PLAN



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FLOOR PLANS



7

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BUILDING ELEVATIONS

North Elevation (University Avenue)



8



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BUILDING ELEVATIONS

North Elevation (Alley)



West Elevation (Mesa Street)



East Elevation



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COMMON OPEN SPACE

OPEN SPACE
BALCONY
COMMON OPEN
PATIO



10



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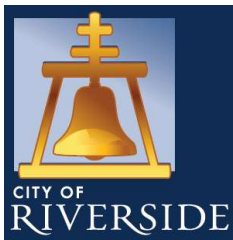
RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the proposed mixed use project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planning Case PR-2023-001601 (Site Plan 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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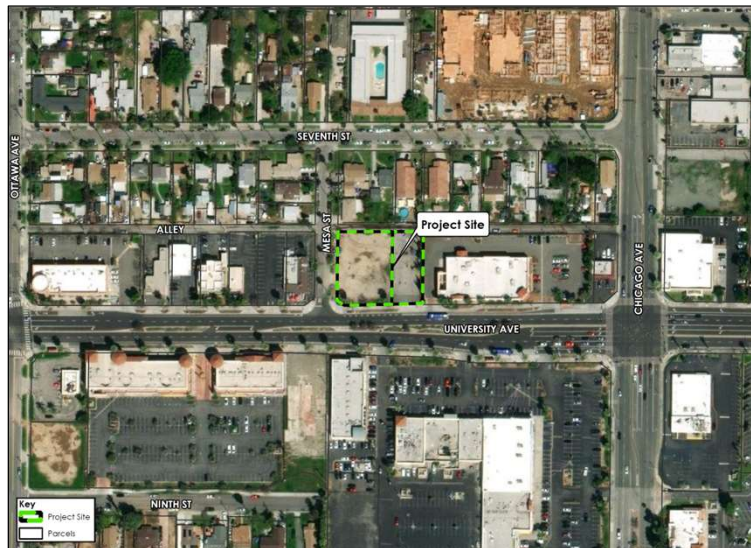
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LOCATION MAP – CLOSE UP (FOR REFERENCE ONLY)



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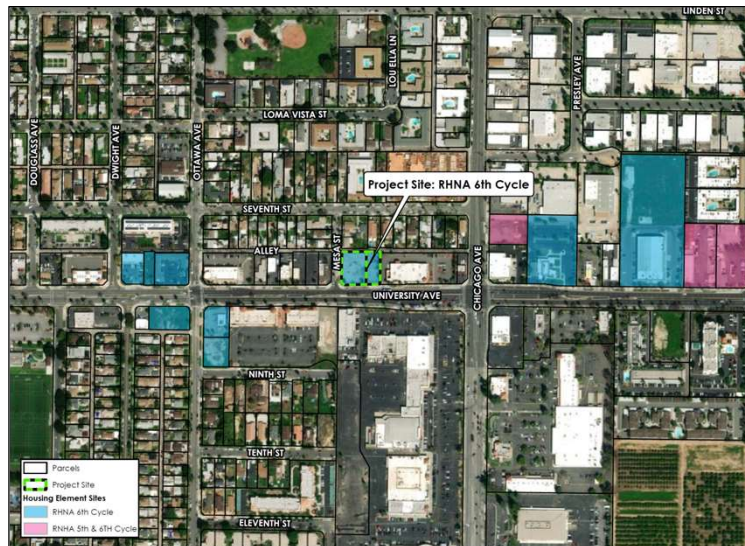
GENERAL PLAN MAP (FOR REFERENCE ONLY)



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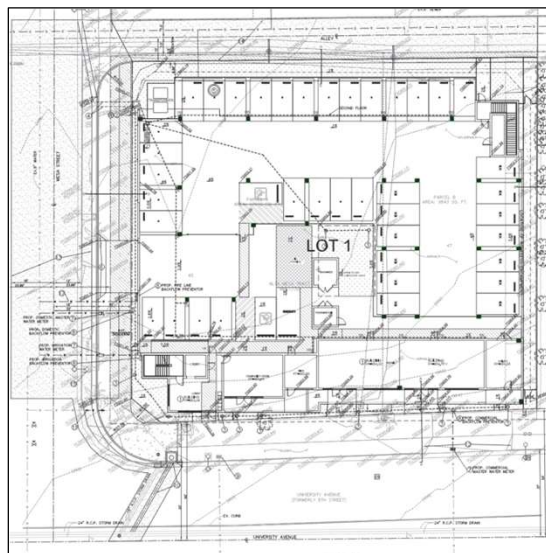
HOUSING ELEMENT SITE MAP (FOR REFERENCE ONLY)



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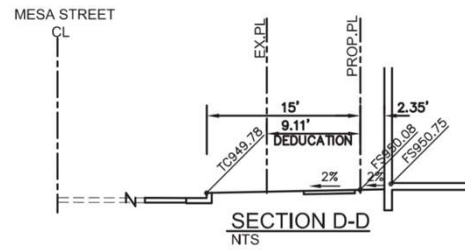
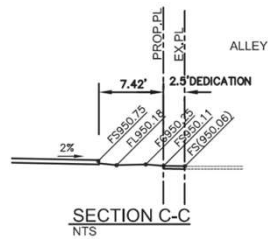
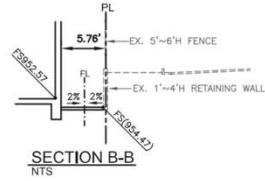
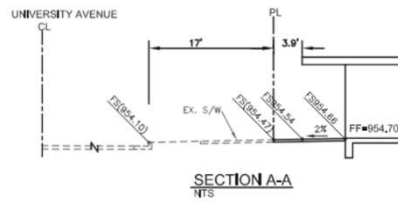
GRADING PLAN (FOR REFERENCE ONLY)



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CROSS SECTIONS (FOR REFERENCE ONLY)



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