



PLANNING CASE P16-0730

Community & Economic
Development Department

Cultural Heritage Board
Item #3
January 18, 2017

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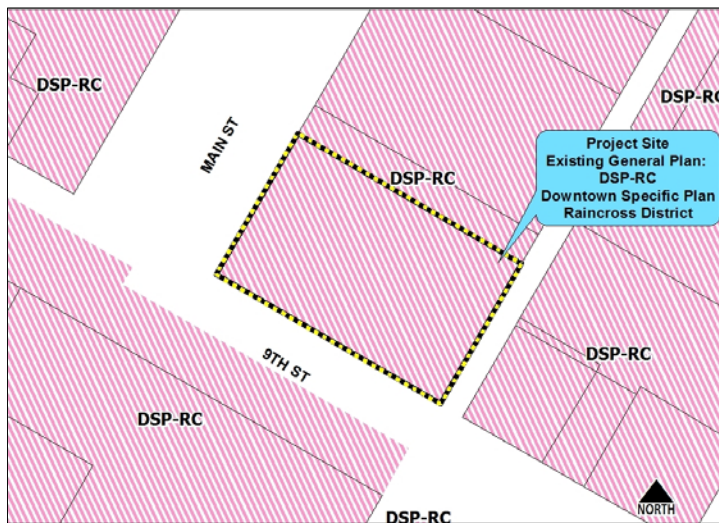
AERIAL PHOTO



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ZONING



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MISSION INN HISTORIC DISTRICT



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PROJECT DESCRIPTION

- Mixed-use development consisting of 36 residential units, 6,795 square feet of commercial space and 45 parking stalls, within a 5-story building.
- The proposed project is a contemporary “industrial loft” style mixed-use building with Art Deco/Moderne influences.



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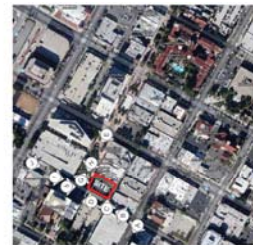
SITE AND SURROUNDINGS



A. LOCATED SOUTH ON LAMAR STREET



B. LOCATED SOUTH ON LAMAR STREET



KEY PLAN



C. LOCATED SOUTH ON LAMAR STREET



D. LOCATED SOUTH ON LAMAR STREET



E. LOCATED SOUTH ON LAMAR STREET



F. LOCATED SOUTH ON LAMAR STREET



G. LOCATED SOUTH ON LAMAR STREET



H. LOCATED SOUTH ON LAMAR STREET



I. LOCATED SOUTH ON LAMAR STREET



J. LOCATED SOUTH ON LAMAR STREET



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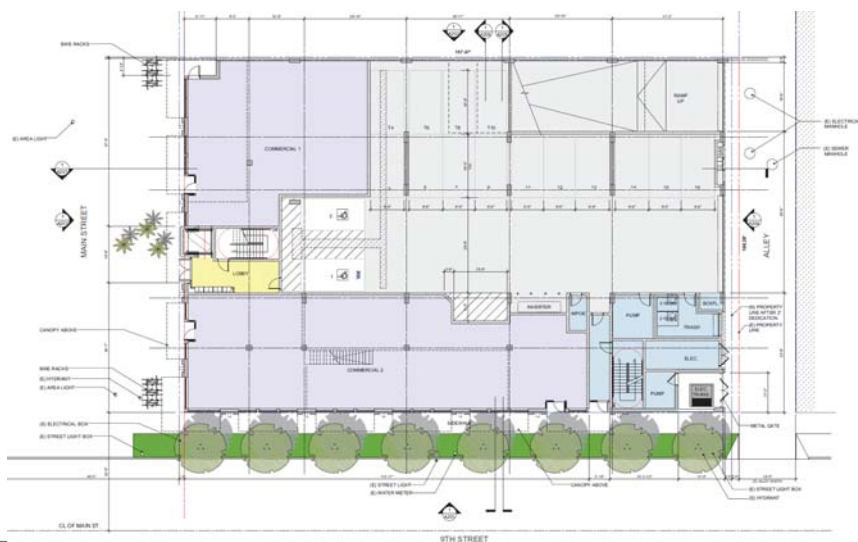
SITE PLAN



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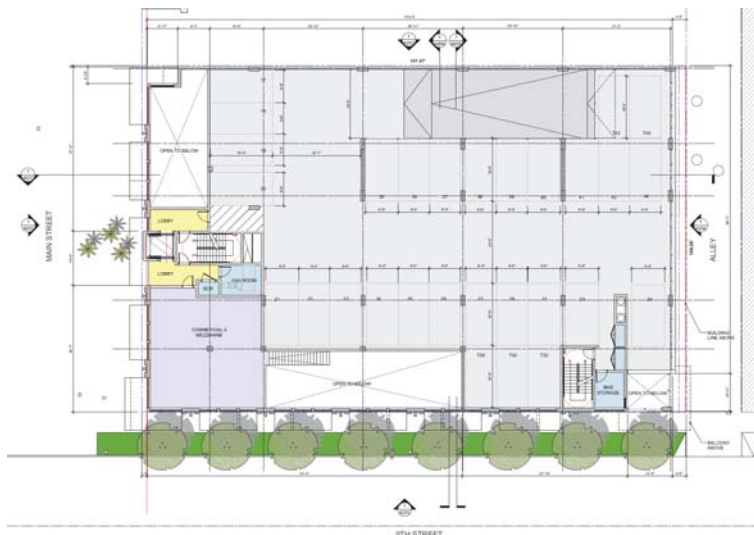
GROUND LEVEL



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LEVEL TWO



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LEVEL THREE



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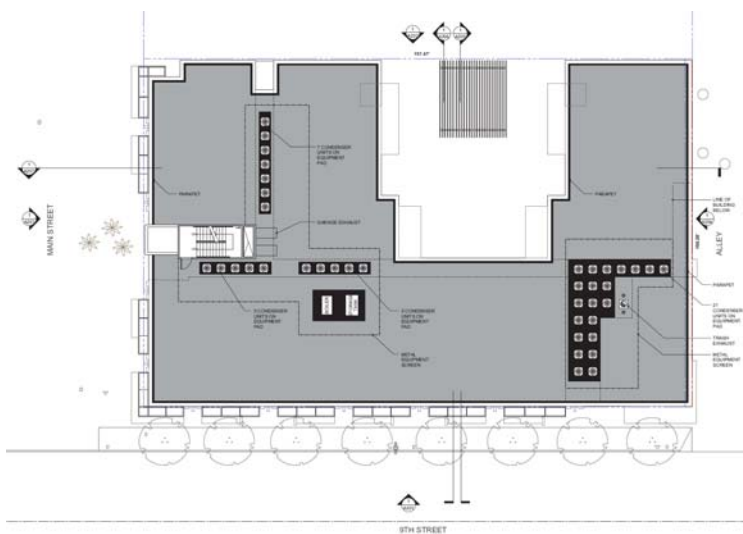
LEVEL FOUR & FIVE



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ROOF PLAN



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WEST ELEVATION



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SOUTH ELEVATION



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EAST ELEVATION



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NORTH ELEVATION



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WEST COURTYARD ELEVATION



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NORTH COURTYARD ELEVATION



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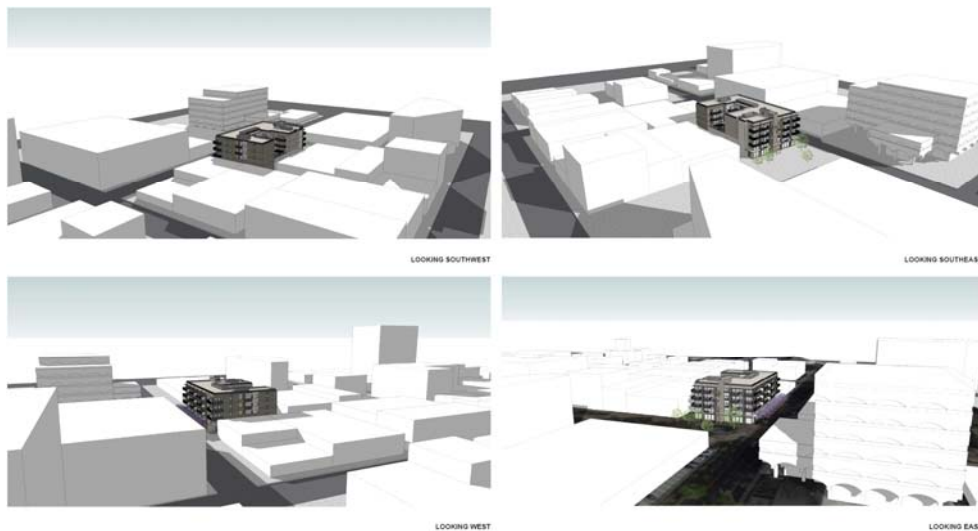
EAST COURTYARD ELEVATION



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MASSING STUDY



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MAIN STREET RENDERING



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MAIN & 9TH NIGHT RENDERING



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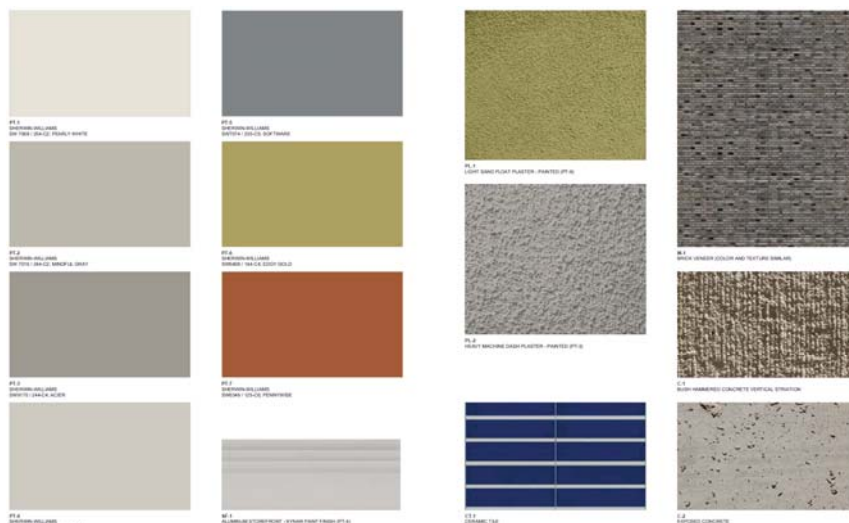
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COLOR AND MATERIAL BOARD



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RECOMMENDATION

That the Cultural Heritage Board:

1. **DETERMINE** that P16-0730 is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15332 of the CEQA Guidelines and consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties; and,
2. **APPROVE** Planning Case P16-0730 and based on and subject to the Cultural Heritage Board facts for findings outlined in the staff report.



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