



Planning Cases

Hawthorne Heights Residential Project

P16-0112 (GPA), P16-0113 (RZ), P16-0114 (TTM),
P16-0111 (PRD and DR), and P16-0883 (VR)

Community & Economic
Development Department

Planning Commission

Agenda Item: 7

September 21, 2017

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AERIAL PHOTO/LOCATION



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SITE PHOTOS



View of the site looking east towards Indiana Avenue, the existing surface parking lot, and classroom buildings.



View of the site looking southeast towards one of the classroom buildings, playground, and Burlington Northern Santa Fe Railway.



View of the site looking north towards classroom buildings.



View from the center of the site looking towards the asphalt basketball court and adjacent residential development.

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EXISTING/PROPOSED GENERAL PLAN MAPS



EXISTING



PROPOSED

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EXISTING/PROPOSED ZONING MAPS



EXISTING



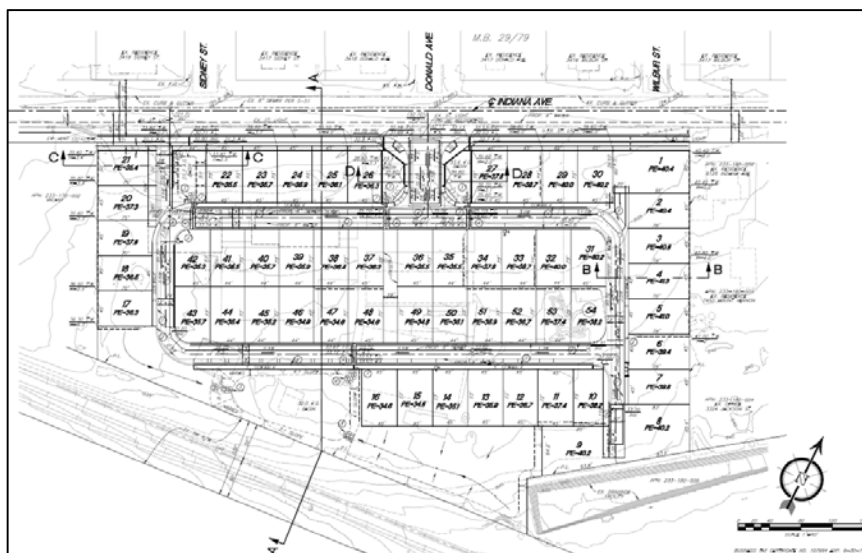
PROPOSED



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TRACT MAP NO. 37032



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SITE PLAN



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OPEN SPACE



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COMMON OPEN SPACE DETAILS



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BUILDING ELEVATIONS



P1 - CRAFTSMAN

P3 - SPANISH COLONIAL

P2 - MONTEREY



REAR ELEVATION (ENHANCED)



REAR ELEVATION (ENHANCED)



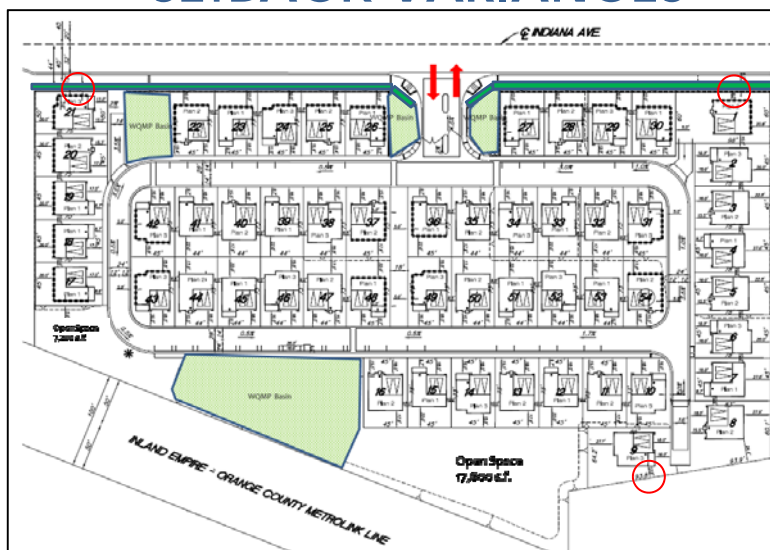
REAR ELEVATION



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SETBACK VARIANCES



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FENCE AND WALL VARIANCES



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

That the Planning Commission:

- **RECOMMEND** that the **City Council DETERMINE** the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration be adopted pursuant to Section 15074 of the California Environmental Quality Act (CEQA) Guidelines and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; and
- **RECOMMEND APPROVAL** of Planning Cases P16-0112 (General Plan Amendment), P16-0113 (Rezone), P16-0114 (Tract Map 37032), P16-0111 (Planned Residential Development and Design Review), and P16-0883 (Variances) 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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HAWTHORNE HEIGHTS



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SITE PLAN



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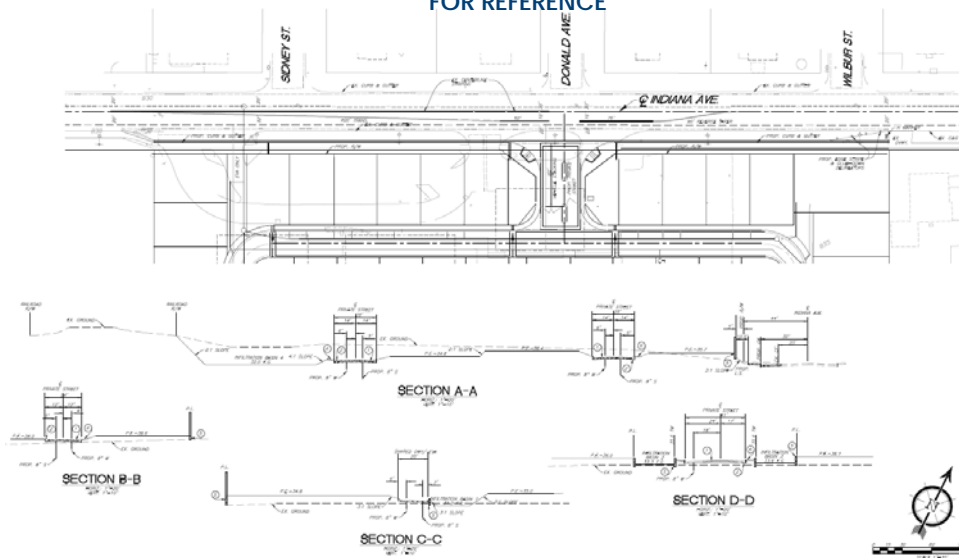
HOA MANAGED AREAS FOR REFERENCE



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CROSS SECTIONS FOR REFERENCE



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FLOOR PLANS FOR REFERENCE



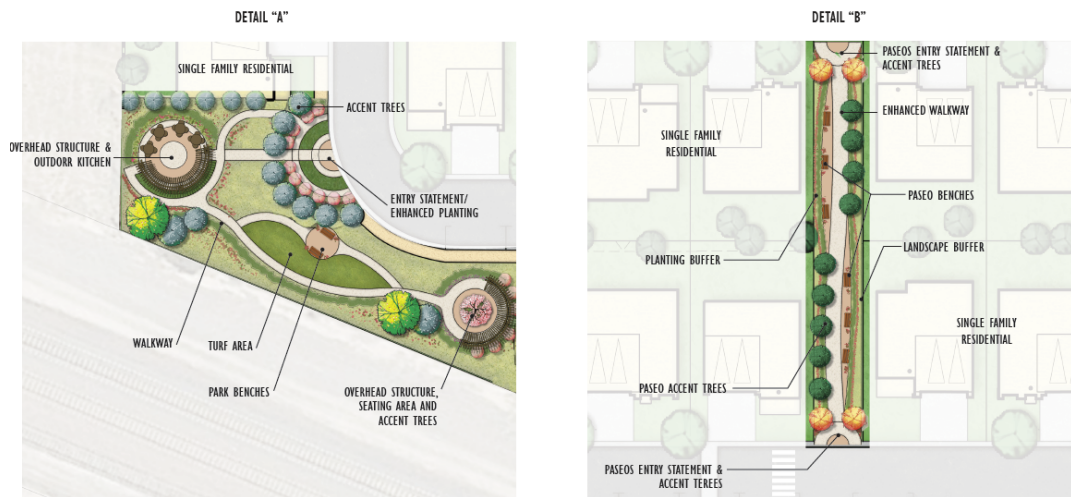
Plan 1

Plan 2

Plan 3



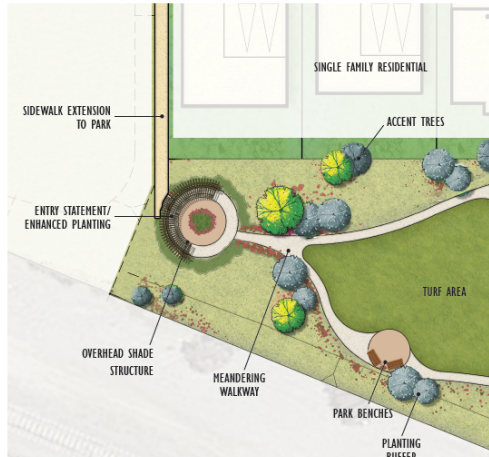
COMMON OPEN SPACE DETAILS FOR REFERENCE



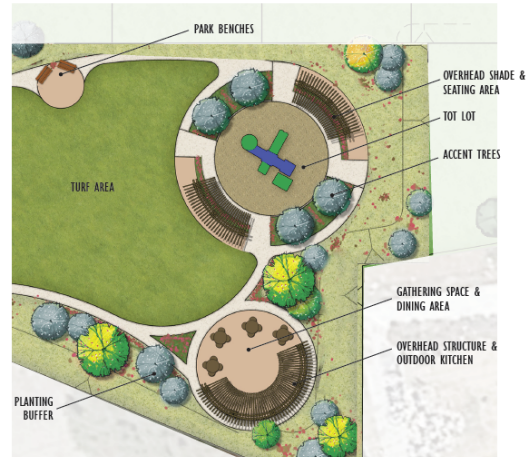
COMMON OPEN SPACE DETAILS

FOR REFERENCE

DETAIL "C"










































































DETAIL "D"



COLOR AND MATERIAL BOARD

FOR REFERENCE

	Masonry			Craftsman			Spanish Colonial		
Roof	 SR 6810 Spanish Colonial	 SR 6810 Spanish Colonial	 SR 6810 Spanish Colonial	 SR 6810 Spanish Colonial	 SR 6810 Spanish Colonial	 SR 6810 Spanish Colonial	 SR 6810 Spanish Colonial	 SR 6810 Spanish Colonial	 SR 6810 Spanish Colonial
Body	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial
Facis/ Garage	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial
Side	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial
Sliding/ Garage	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial
Shutters	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial
Decorative Tiles	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial
Stones	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial	 SR 1714 Spanish Colonial