



## Primrose Planned Residential Development

P16-0885 (TM), P16-0886 (PRD),  
P16-0506 (DR), and P17-0874 (VR)

Community & Economic  
Development Department

Planning Commission

Agenda Item: 3

December 14, 2017

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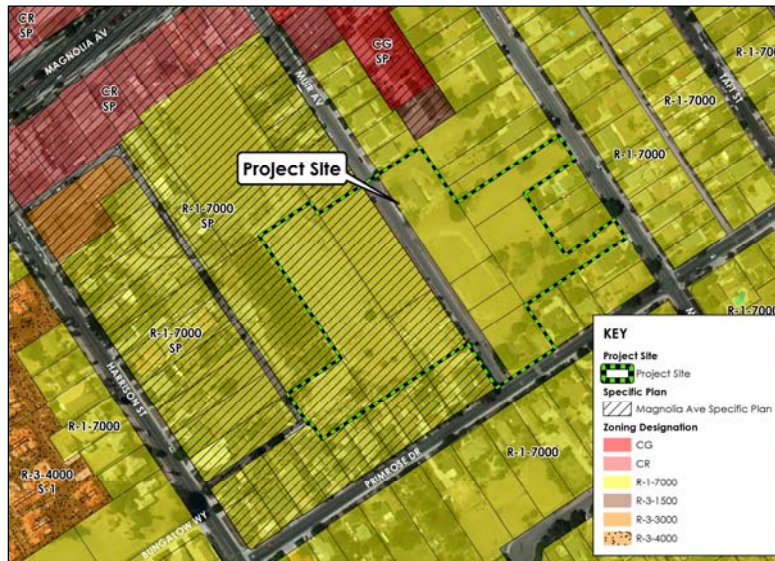
## AERIAL PHOTO



2

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## SPECIFIC PLAN / ZONING MAP



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3

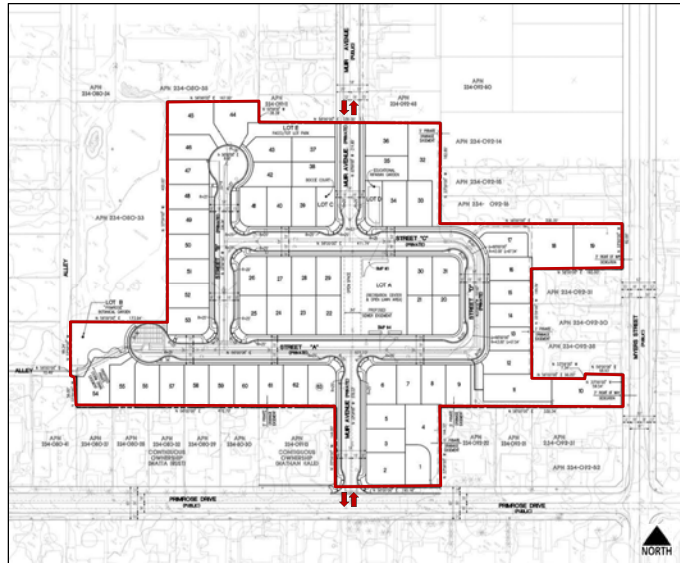
## SITE PHOTOS



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4

## TENTATIVE TRACT MAP



5

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## SITE PLAN



6

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## OPEN SPACE



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7

## BUILDING ELEVATIONS



SPANISH



FARMHOUSE



FRENCH COUNTRY

8



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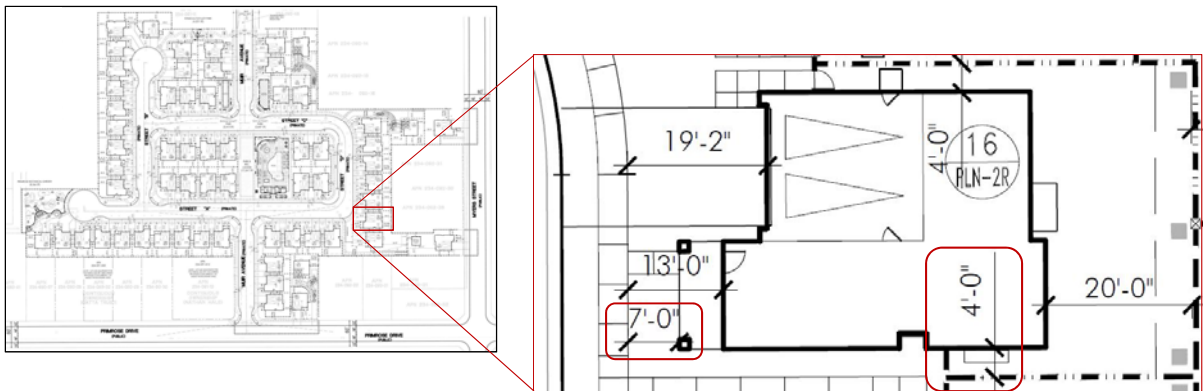
## COMMON OPEN SPACE DETAILS



9

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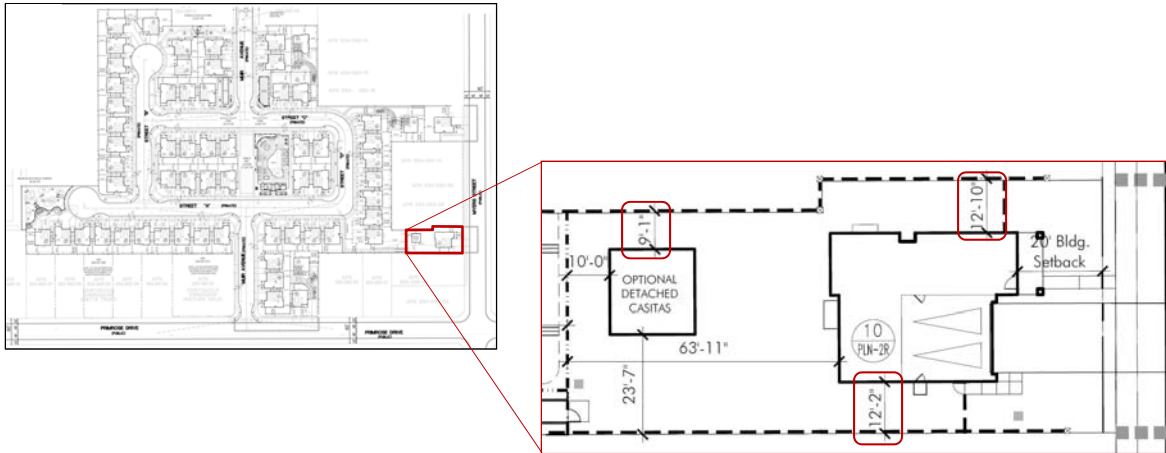
## MINOR MODIFICATIONS



NORTH 10

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## VARIANCE



NORTH 11

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## CONCEPTUAL LANDSCAPE PLAN



NORTH 12

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## RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **DETERMINE** the proposed project will not have a significant effect on the environment based on the findings set forth in the case record; **ADOPT** a Mitigated Negative Declaration; and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. **APPROVE** Planning Cases P16-0885 (Tract Map 37219), P16-0886 (Planned Residential Development), P16-0506 (Design Review), and P17-0874 (Variance) based on the findings outlined in the staff report and subject to the recommended conditions.



13

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## PRIMROSE RESIDENTIAL SUBDIVISION



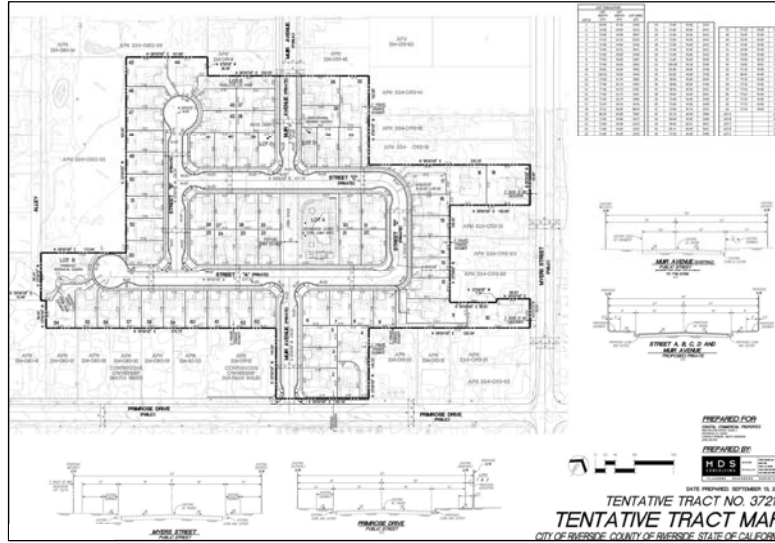
14

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## TENTATIVE TRACT MAP

FOR REFERENCE



15

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## GENERAL PLAN MAP

FOR REFERENCE



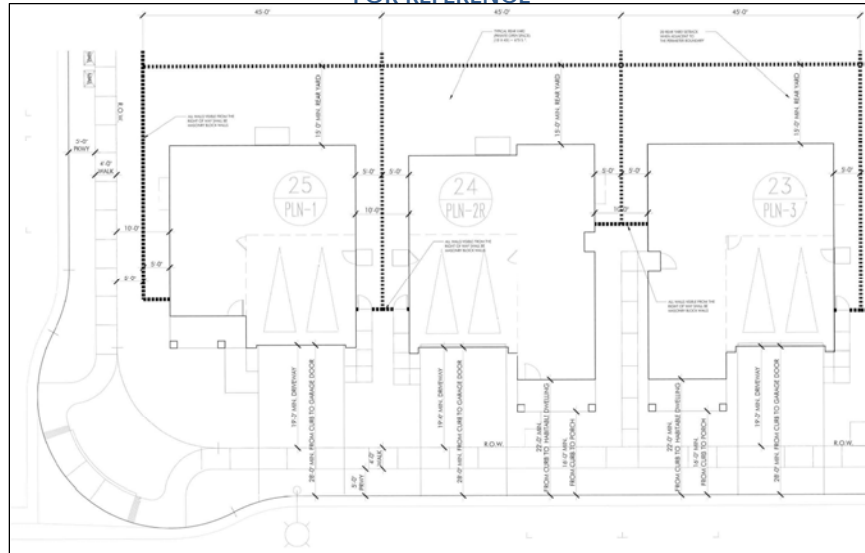
16

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## TYPICAL LOT LAYOUT

FOR REFERENCE

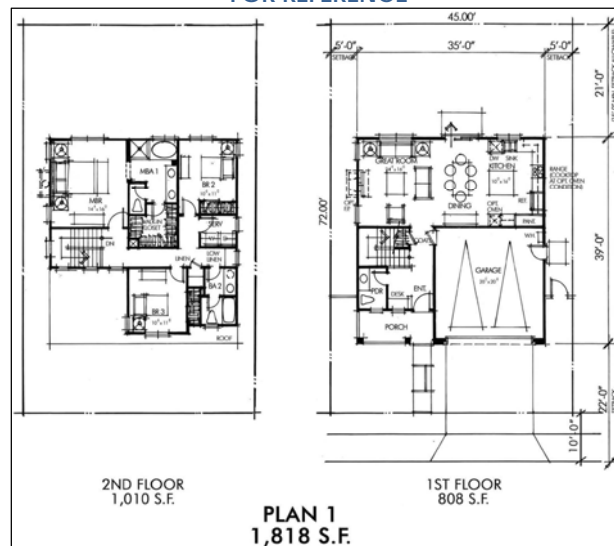


17

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## FLOOR PLAN

FOR REFERENCE

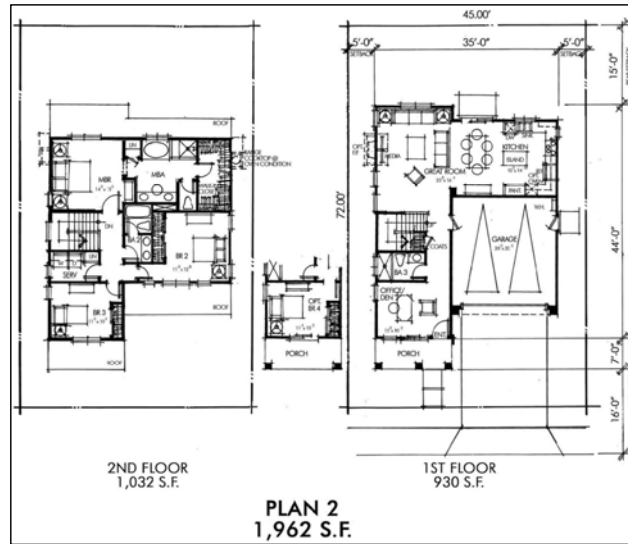


18

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## FLOOR PLAN

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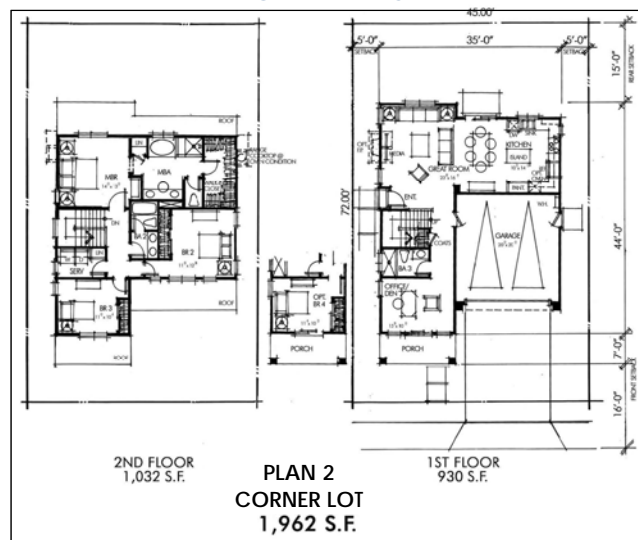


19

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## FLOOR PLAN

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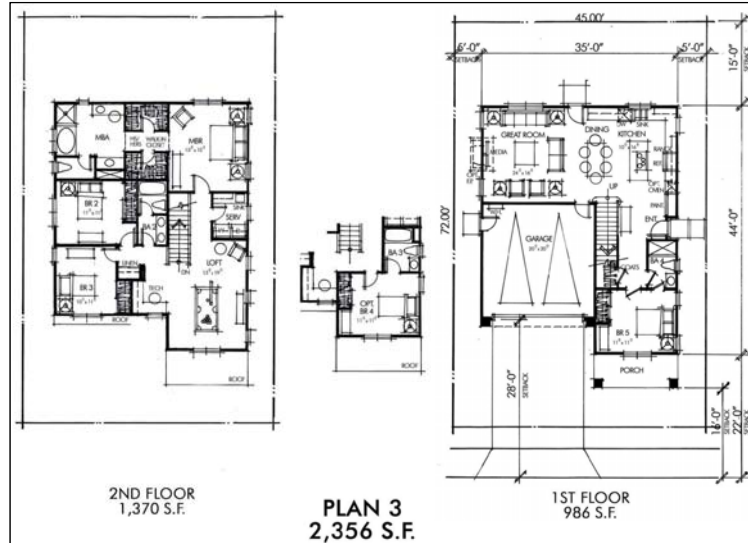


20

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## FLOOR PLAN

FOR REFERENCE



21

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## BUILDING ELEVATIONS

FOR REFERENCE



22

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## BUILDING ELEVATIONS

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23

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## BUILDING ELEVATIONS

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24

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25

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26

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27

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28

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29

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30

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## BUILDING ELEVATIONS

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31

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## BUILDING ELEVATIONS

FOR REFERENCE

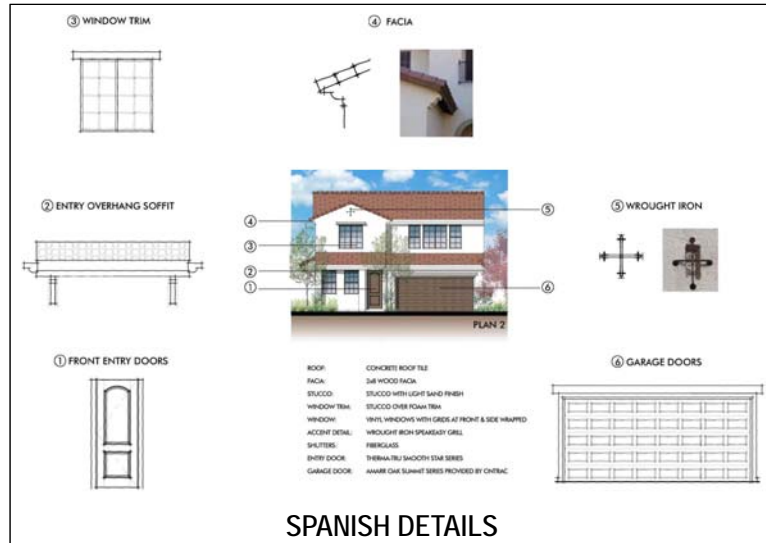


32

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# BUILDING ELEVATIONS

FOR REFERENCE



SPANISH DETAILS

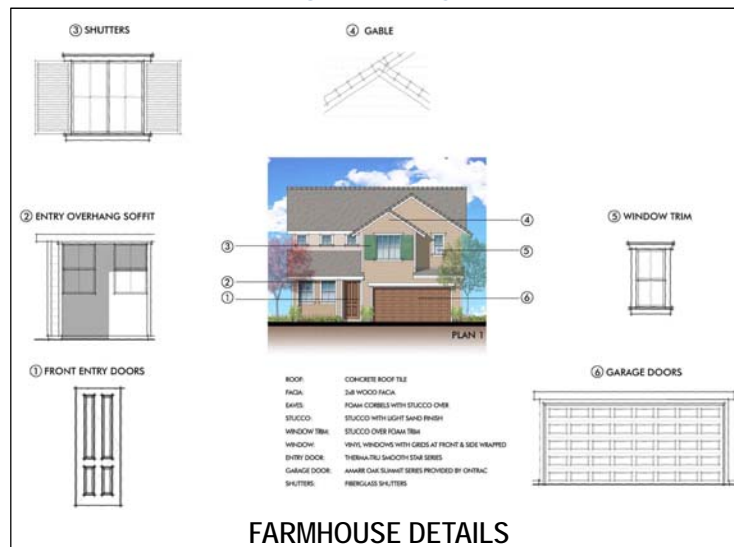
33



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# BUILDING ELEVATIONS

FOR REFERENCE



FARMHOUSE DETAILS

34

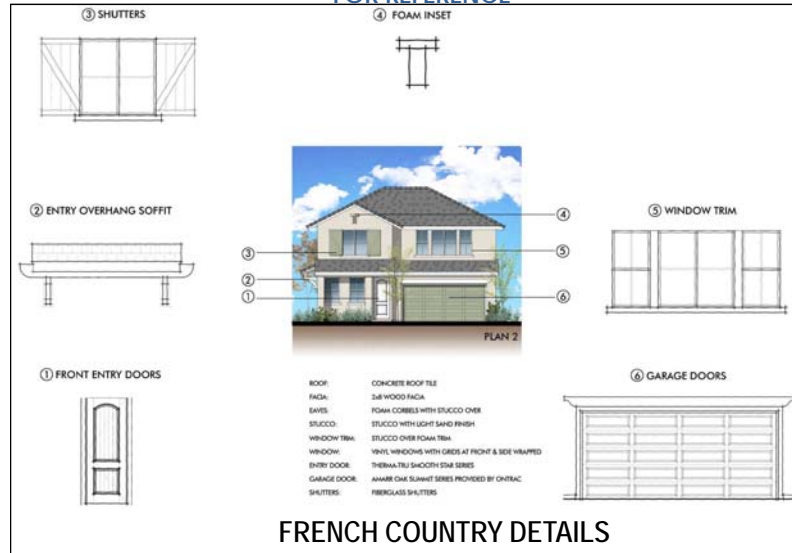


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## BUILDING ELEVATIONS

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FRENCH COUNTRY DETAILS

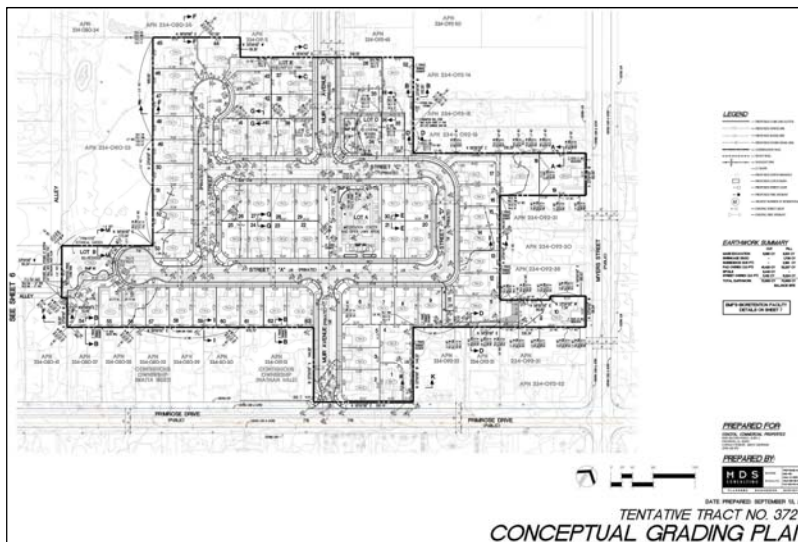
35



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## CONCEPTUAL GRADING PLAN

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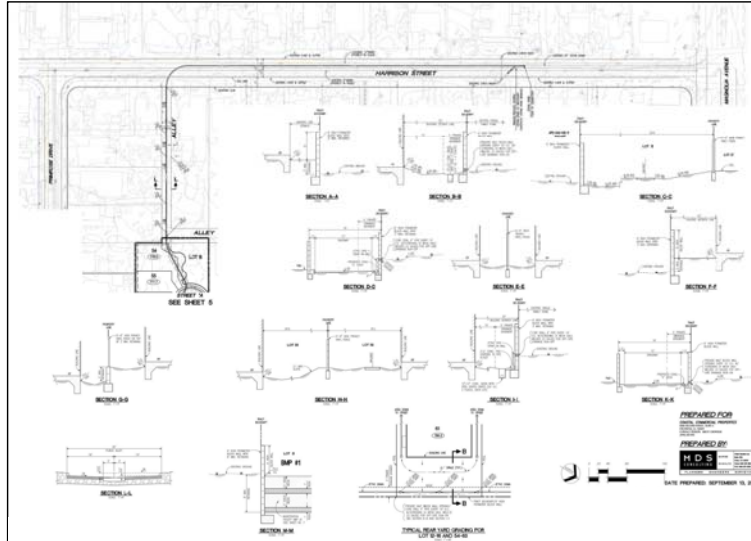
36



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# CONCEPTUAL GRADING PLAN

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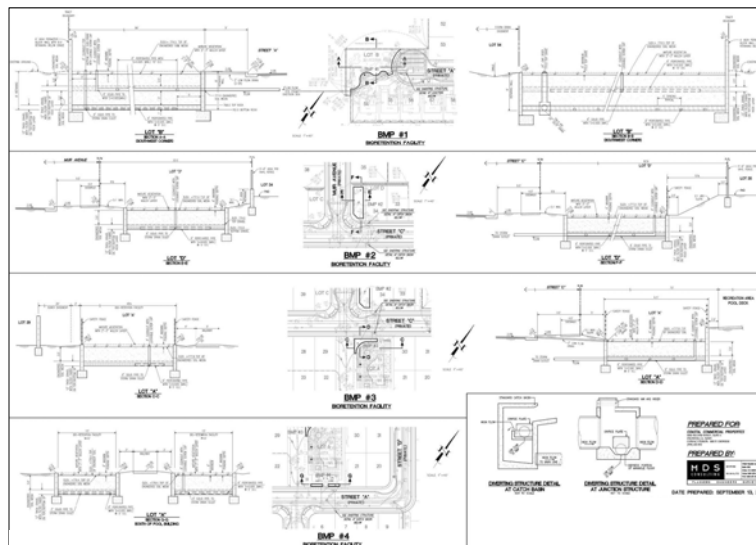
37



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# CONCEPTUAL GRADING PLAN

FOR REFERENCE



38



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# OVERHEAD TRELLIS ELEVATIONS AND AMENITY CUT SHEETS

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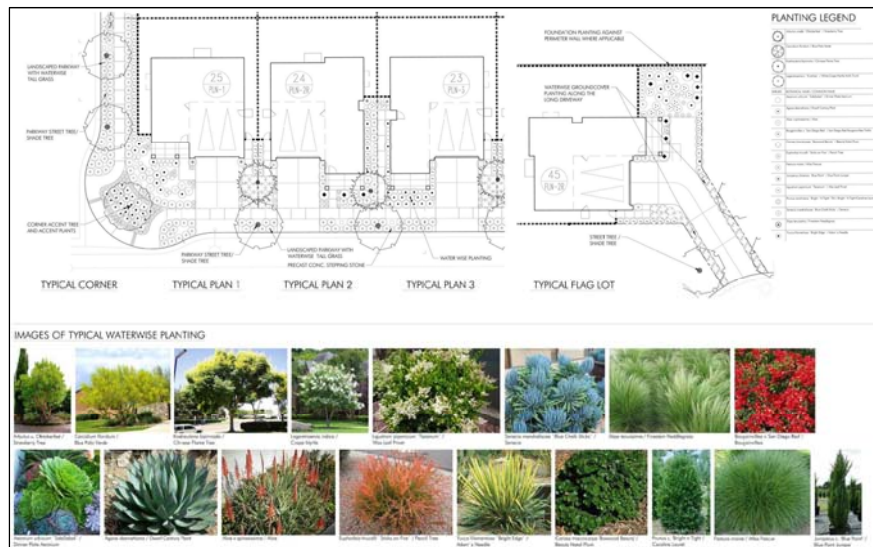


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39

# TYPICAL FRONT YARDS

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40



