



Alabbasi Compound Subdivision

P17-0929 (TTM), P17-0930 (VR), P17-0931 (VR)
& P17-0932 (VR/MOD)

Community & Economic Development Department

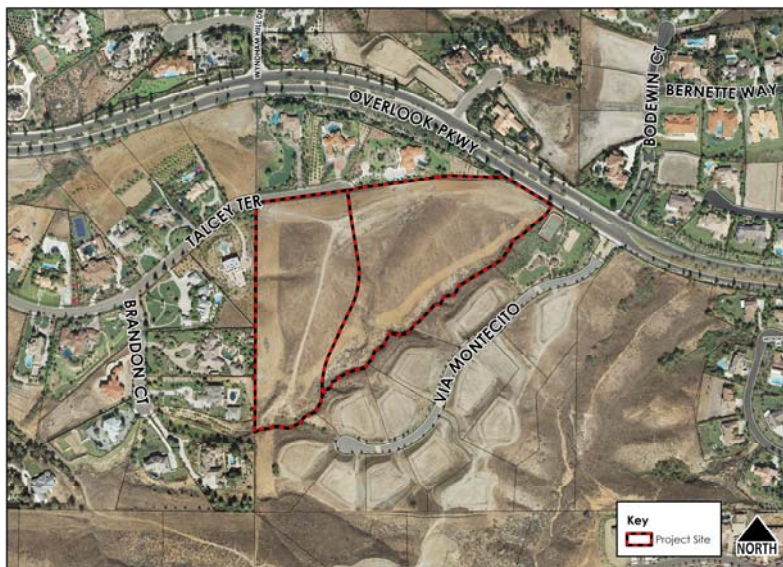
Planning Commission

Agenda Item: 3

June 28, 2018

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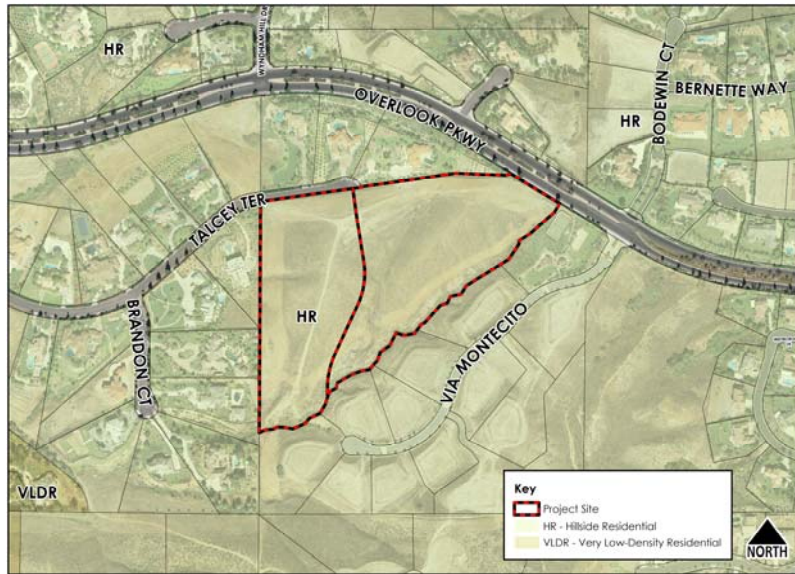
LOCATION MAP



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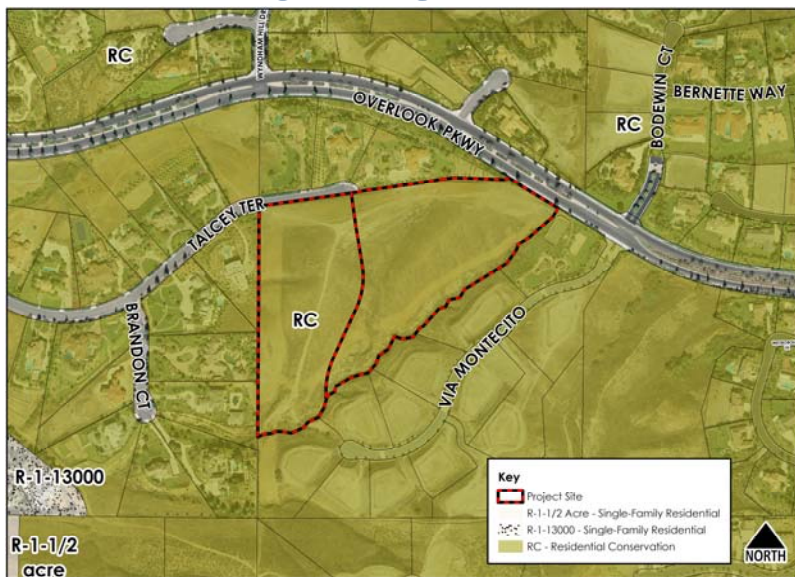
GENERAL PLAN MAP



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ZONING MAP



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EXISTING SITE PHOTOS



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EXISTING SITE PHOTOS



1



3



2



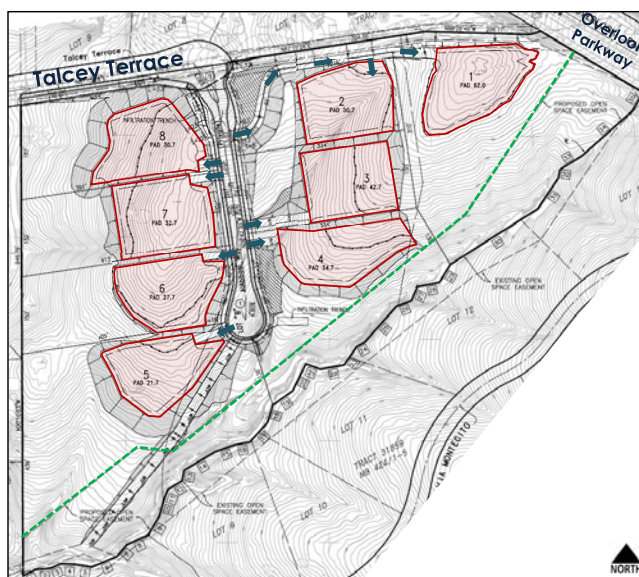
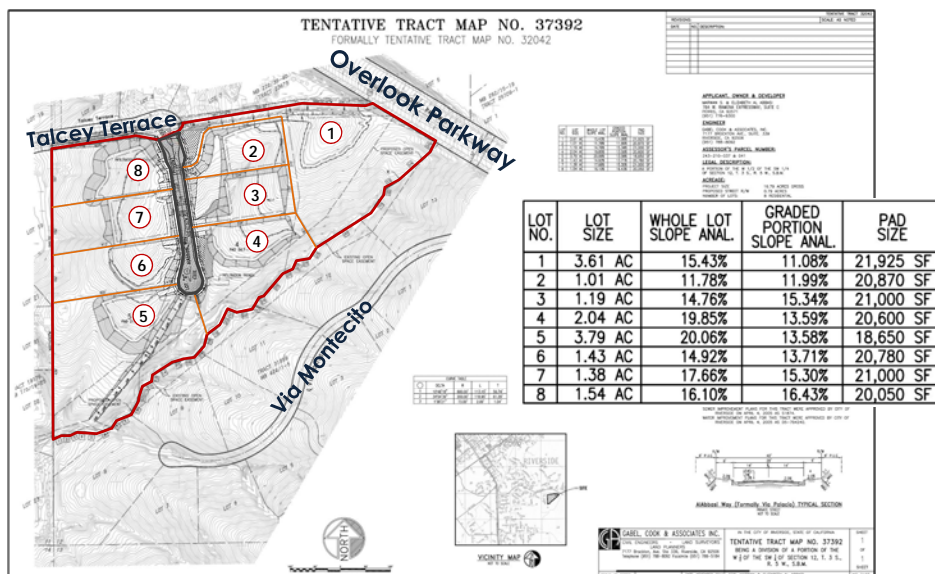
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3-D AERIAL



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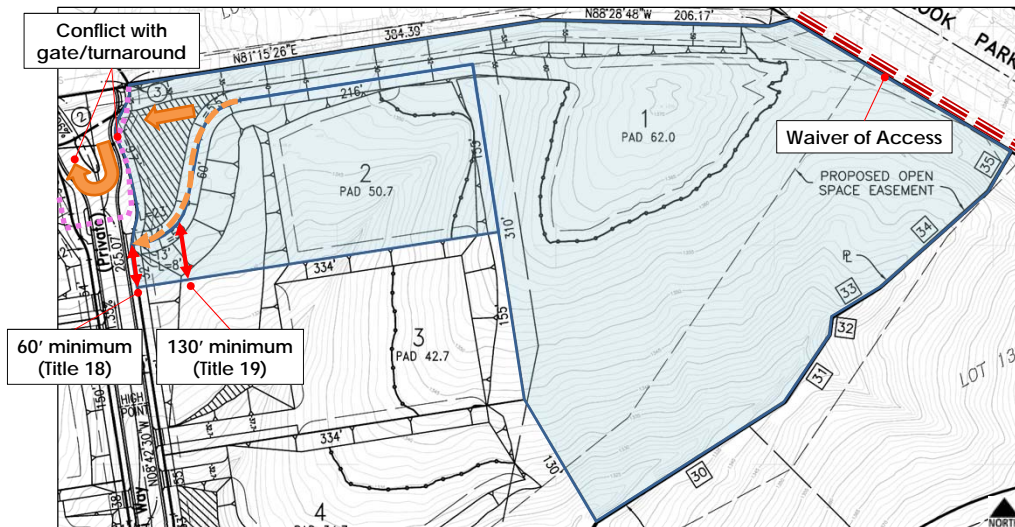
3-D AERIAL



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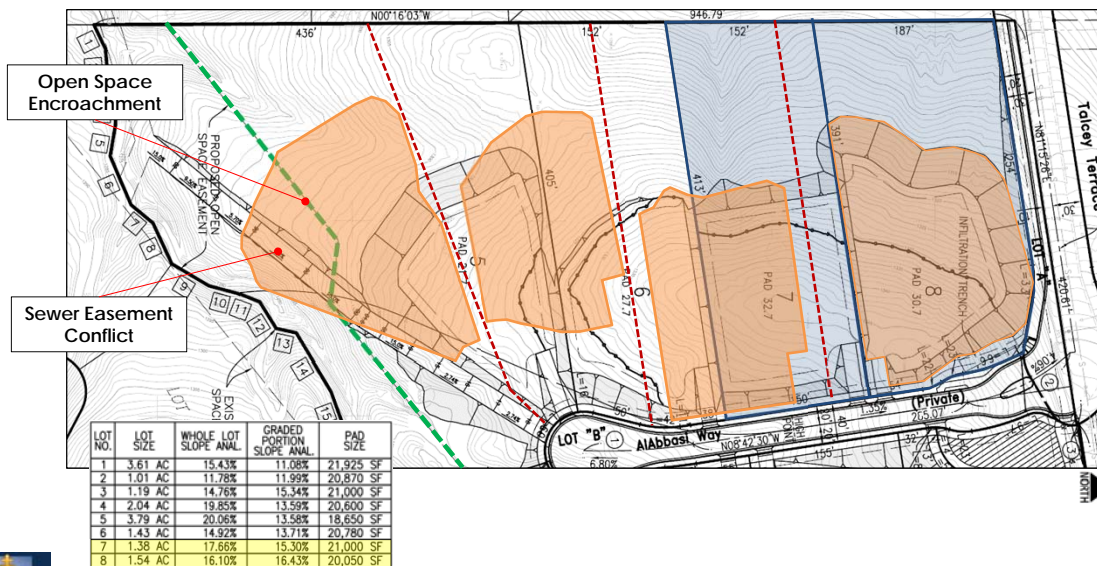
VARIANCES AND SUBDIVISION CODE MODIFICATION



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VARIANCE



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RECOMMENDATIONS

Staff recommends that the City Planning Commission:

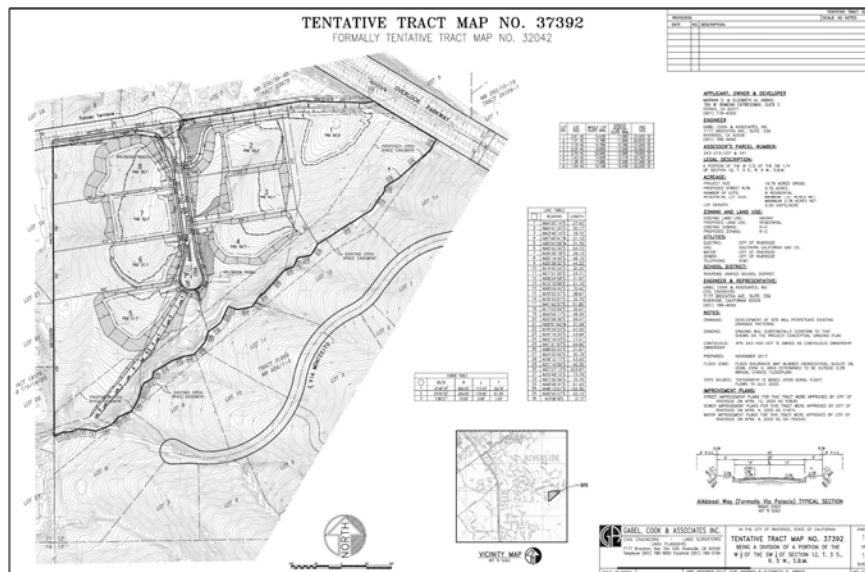
1. **RECOMMEND that the City Council DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND APPROVAL** of Planning Cases P17-0929 (Tentative Tract Map), P17-0930 (Variance), P17-0931 (Variance) and P17-0932 (Variance and Subdivision Code Modification) based on the findings outlined in the staff report and subject to the recommended conditions.



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ALABBASI COMPOUND



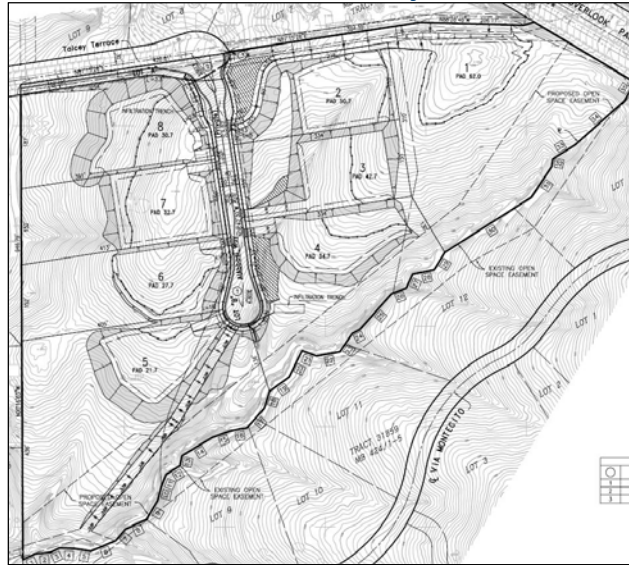
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GRADING PLAN

For Reference Only



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