



Palm Avenue Senior Living

P18-0279 (RZ), P18-0280 (CUP), P18-0281 (DR), P18-0282 (GE)

Community & Economic Development Department

Planning Commission

Agenda Item: 2

July 12, 2018

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PALM AVENUE SENIOR LIVING



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LOCATION



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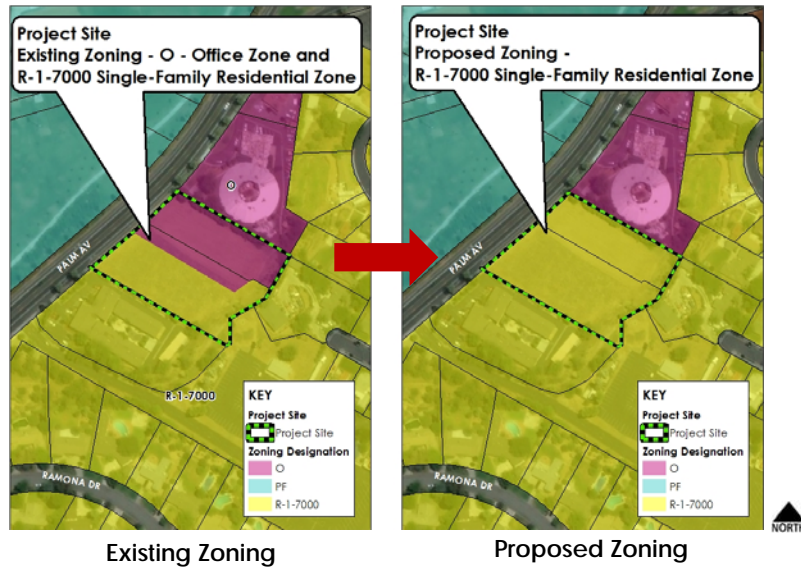
SITE PHOTOS



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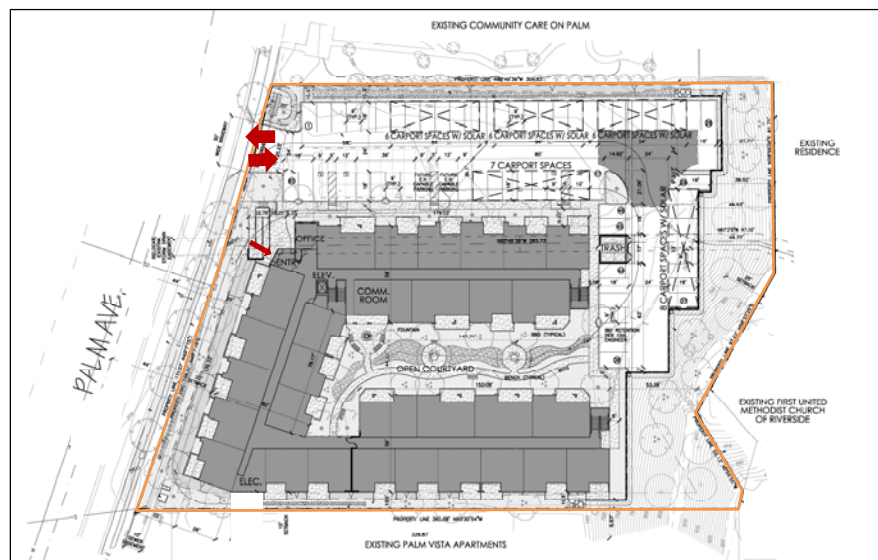
EXISTING/PROPOSED ZONING



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SITE PLAN



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PALM AVENUE SENIOR LIVING

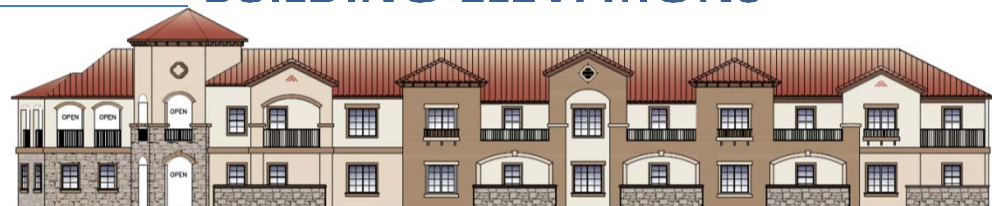


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BUILDING ELEVATIONS

35-feet,
5-inches



PALM STREET (NORTH ELEVATION)



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



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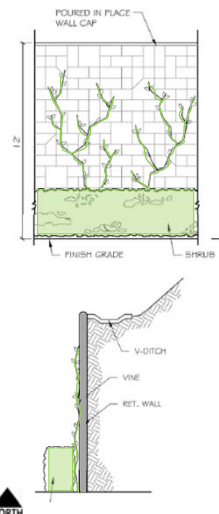
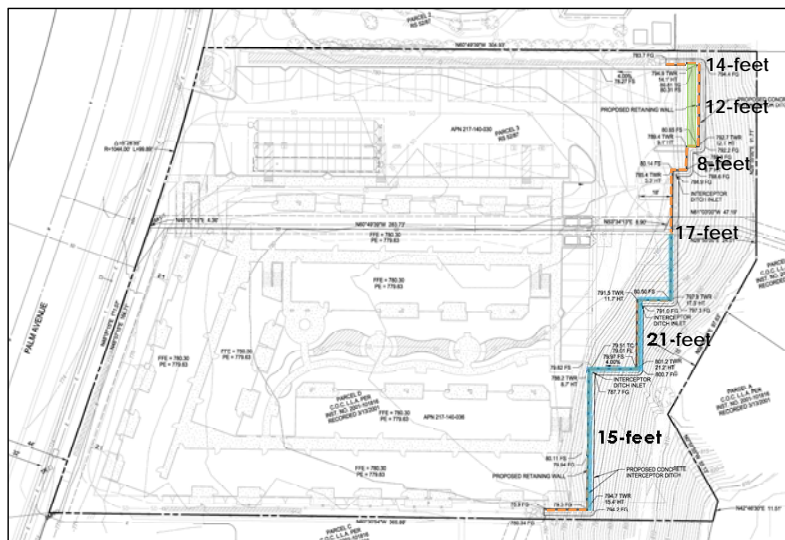
CONCEPTUAL LANDSCAPE PLAN



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GRADING EXCEPTION



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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the project is exempt from the California Environmental Quality Act subject to Section 15332 (In-fill Development Projects), as this project will not have a significant effect on the environment; and
2. **RECOMMEND APPROVAL** of Planning Cases P18-0279 (Rezone), P18-0280 (Conditional Use Permit), P18-0281 (Design Review), and P18-0282 (Grading Exception), 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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PALM AVENUE SENIOR LIVING



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FLOOR PLANS – 1st FLOOR

FOR REFERENCE



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AC19

FLOOR PLANS – 2ND FLOOR

FOR REFERENCE



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Slide 16

AC19 Move the floor plans to the presentation, highlighting the seating areas.
Assadzadeh, Candice, 06/25/2018

GENERAL PLAN MAP

FOR REFERENCE



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