



MARKET STREET TOWNHOMES

P19-0620 (Conditional Use Permit), P19-0621 (Design Review), P20-0165 (Variance) and P20-0166 (Variance)

Community & Economic Development Department

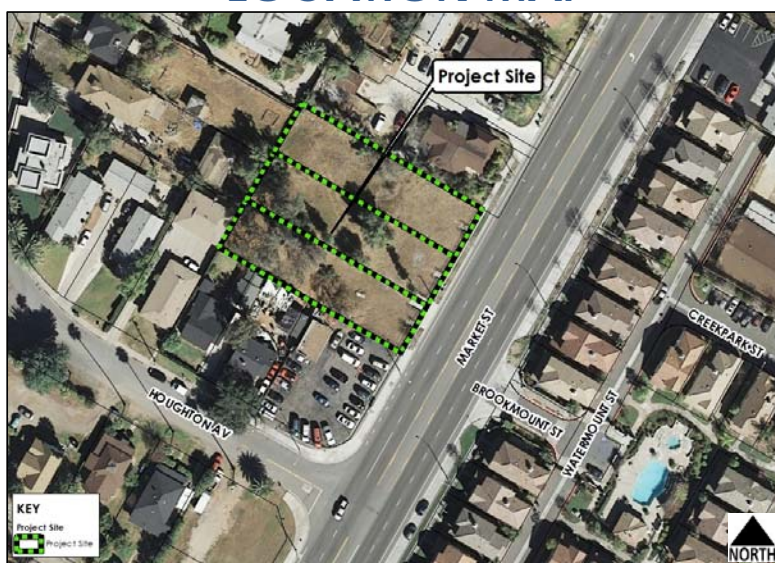
Planning Commission

Agenda Item: 4

October 15, 2020

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LOCATION MAP



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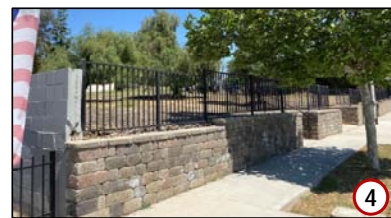
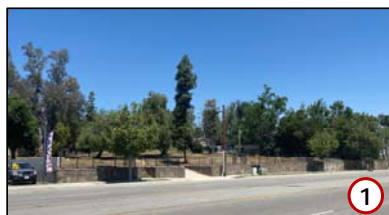
ZONING MAP



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EXISTING SITE PHOTOS



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SITE PLAN

BUILDING 1	BUILDING 2	BUILDING 3
UNIT 1 - 1,520 SQ FT	UNIT 6 - 1,520 SQ FT	UNIT 11 - 1,520 SQ FT
UNIT 2 - 1,520 SQ FT	UNIT 7 - 1,520 SQ FT	UNIT 12 - 1,520 SQ FT
UNIT 3 - 1,520 SQ FT	UNIT 8 - 1,520 SQ FT	UNIT 13 - 1,520 SQ FT
UNIT 4 - 1,520 SQ FT	UNIT 9 - 1,520 SQ FT	UNIT 14 - 1,520 SQ FT
UNIT 5 - 2,205 SQ FT ADA UNIT	UNIT 10 - 2,205 SQ FT ADA UNIT	UNIT 15 - 2,205 SQ FT ADA UNIT
BUILDING 1 8,285 SQ FT	BUILDING 2 8,285 SQ FT	BUILDING 3 8,285 SQ FT

ROOF DECK (each of the 15 units)	234 SQ FT ea
2 BAY GARAGES (12 units) (UNITS 1,2,3,4,6,7,8,9,11,12,13,14)	405 SQ FT ea
2 BAY GARAGE (3 units) (ADA UNITS 5, 10 & 15)	450 SQ FT ea



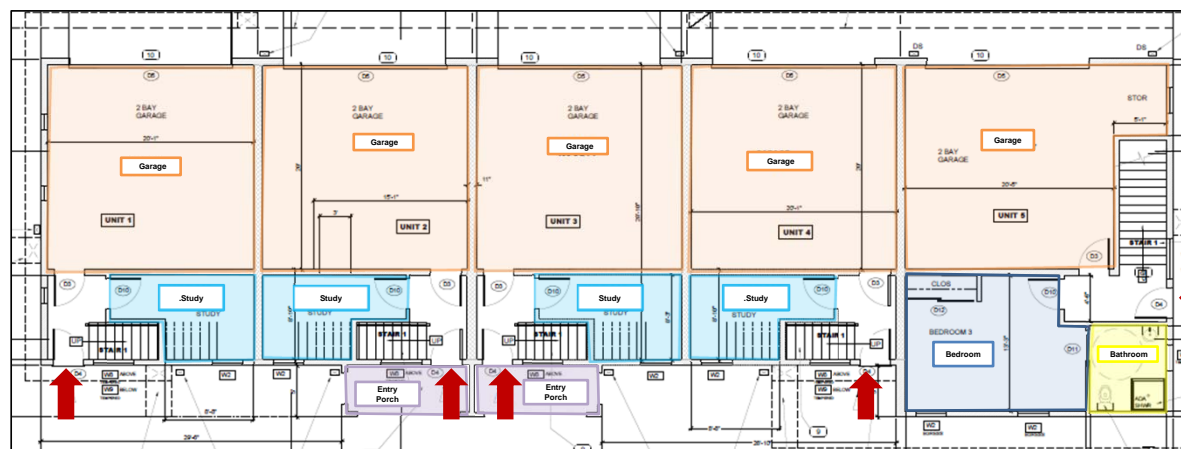
**Front Yard Setback
Variance**
Required: 20 FT
Provided: 5 FT



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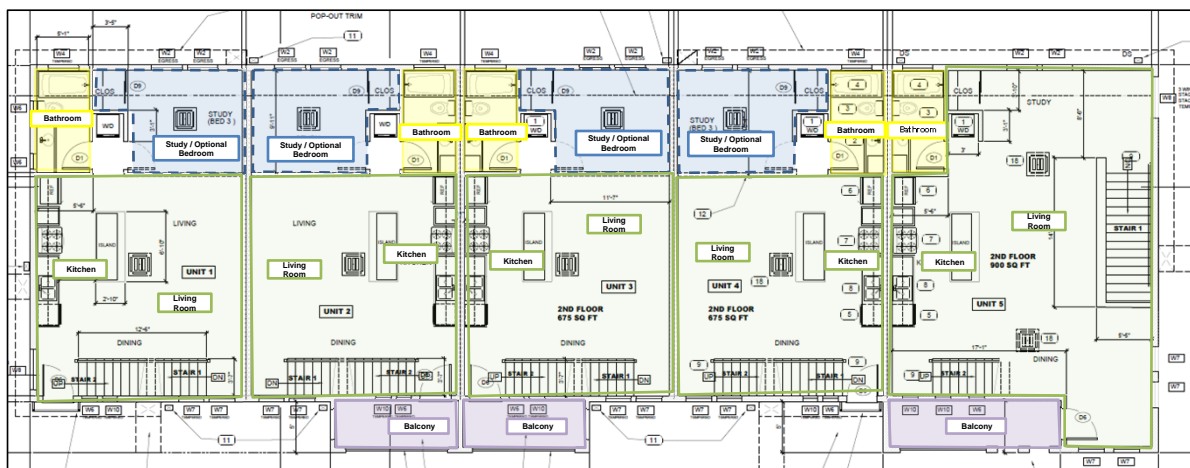
FLOOR PLAN – 1ST FLOOR



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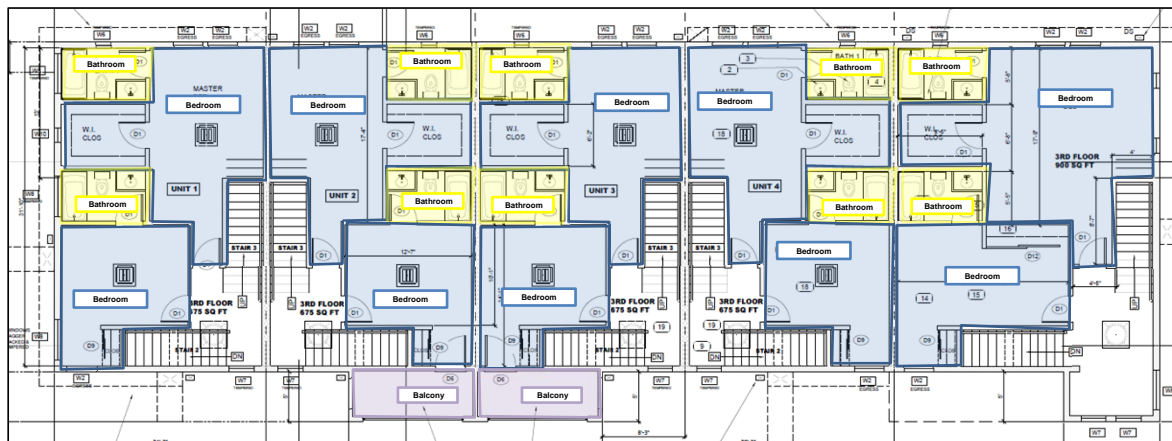
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FLOOR PLAN – 2ND FLOOR



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FLOOR PLAN – 3RD FLOOR



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BUILDING ELEVATIONS



Front Elevation - East



Side Elevation - South



Side Elevation - North



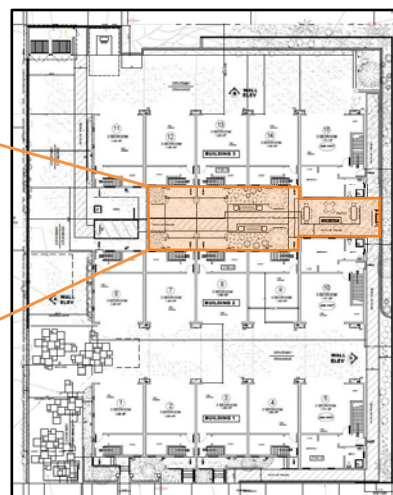
Rear Elevation - West



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COMMON OPEN SPACE



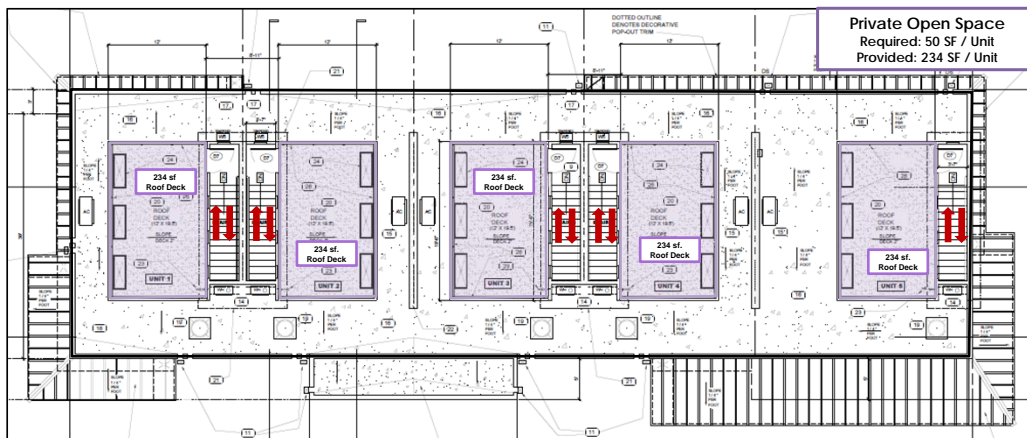
Common Open Space Variance
 Required: 20% of Site Area (5,610 SF)
 Provided: 7% of Site Area (2,150 SF)



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PRIVATE OPEN SPACE



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LANDSCAPE PLAN



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RECOMMENDATIONS

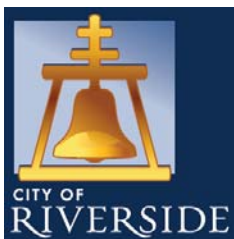
That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P19-0620 (Conditional Use Permit), P19-0621 (Design Review), P20-0165 (Variance), and P20-0166 (Variance), 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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MARKET STREET TOWNHOMES

P19-0620 (CUP), P19-0621 (DR), P20-0165 (VR)
and P20-0166 (VR)

**Community & Economic
Development Department**

Planning Commission

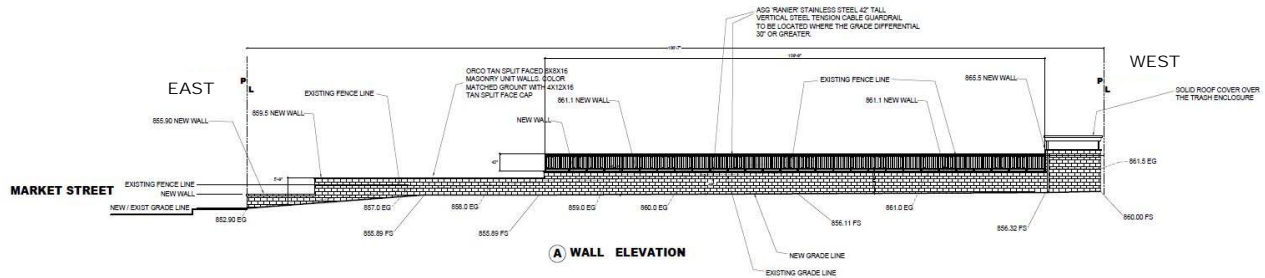
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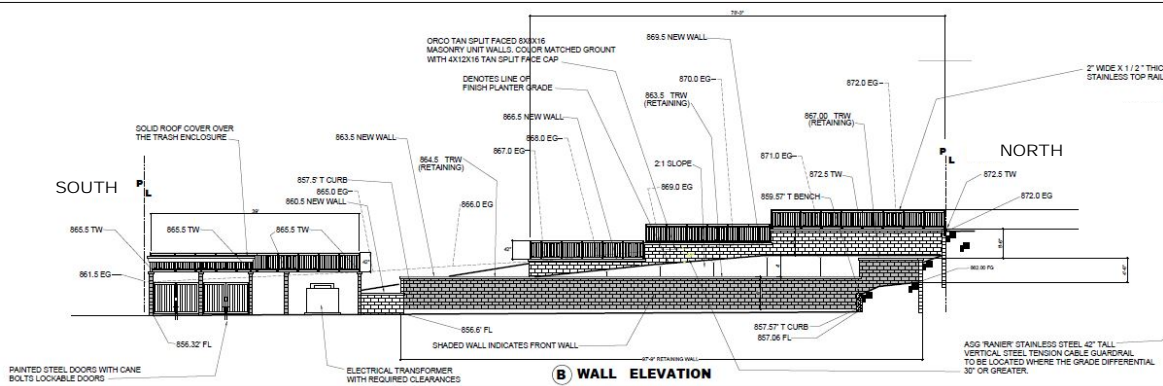
WALL ELEVATION – SOUTH PROPERTY LINE (REFERENCE ONLY)



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WALL ELEVATION – WEST PROPERTY LINE (REFERENCE ONLY)

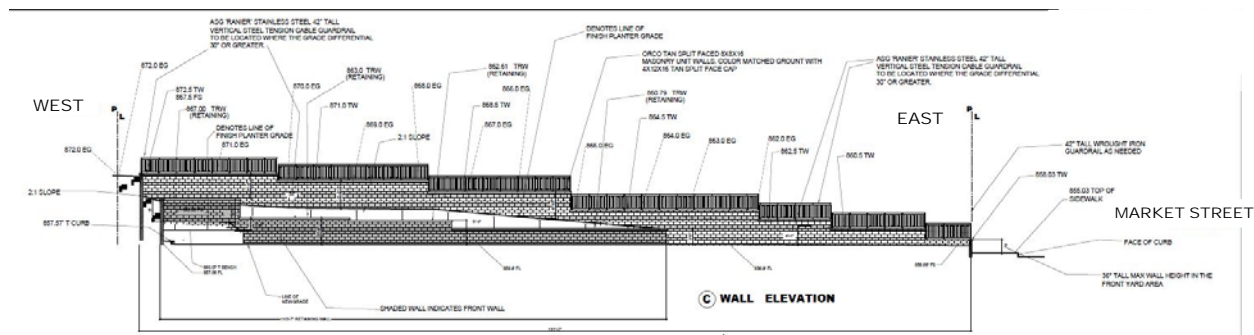


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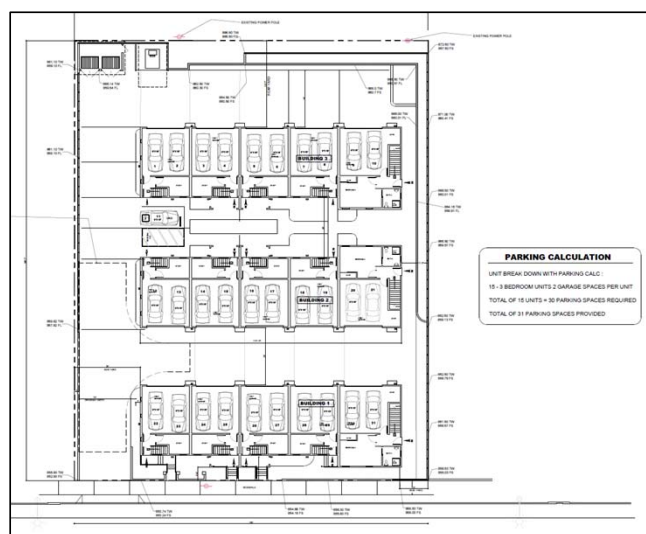
WALL ELEVATION – NORTH PROPERTY LINE (REFERENCE ONLY)



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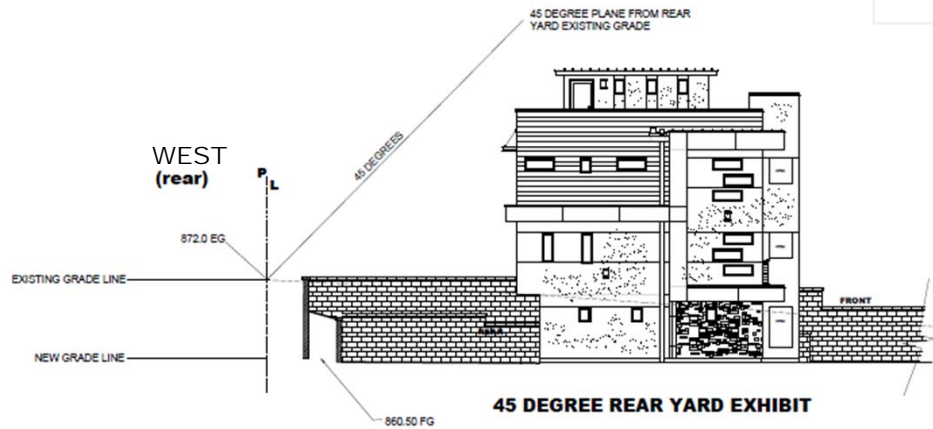
PARKING PLAN EXHIBIT (REFERENCE ONLY)



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45 DEGREE REAR YARD EXHIBIT (REFERENCE ONLY)



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