

## MISSION INN APARTMENTS

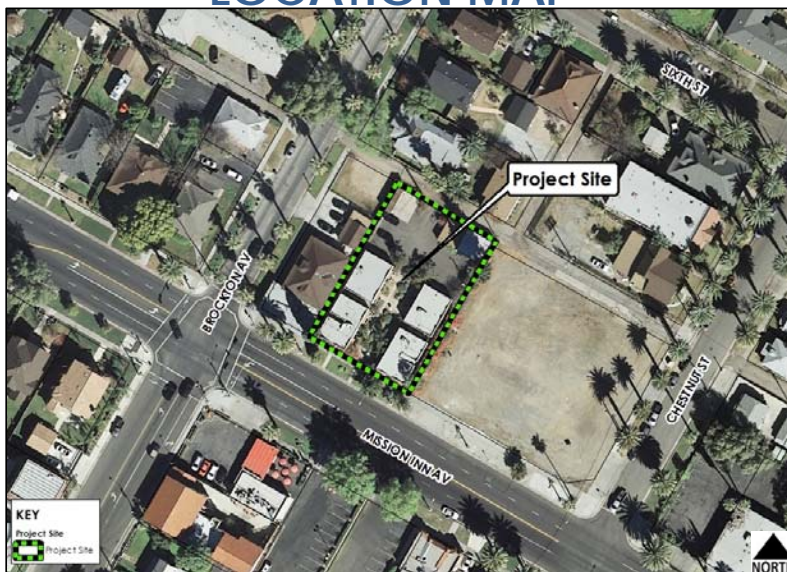
P20-0239 (Conditional Use Permit), P20-0407 (Variance)  
and P20-0408 (Variance)

Community & Economic Development Department

Planning Commission  
Agenda Item: 5  
October 15, 2020

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## LOCATION MAP



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# EXISTING SITE PHOTOS



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# ZONING MAP

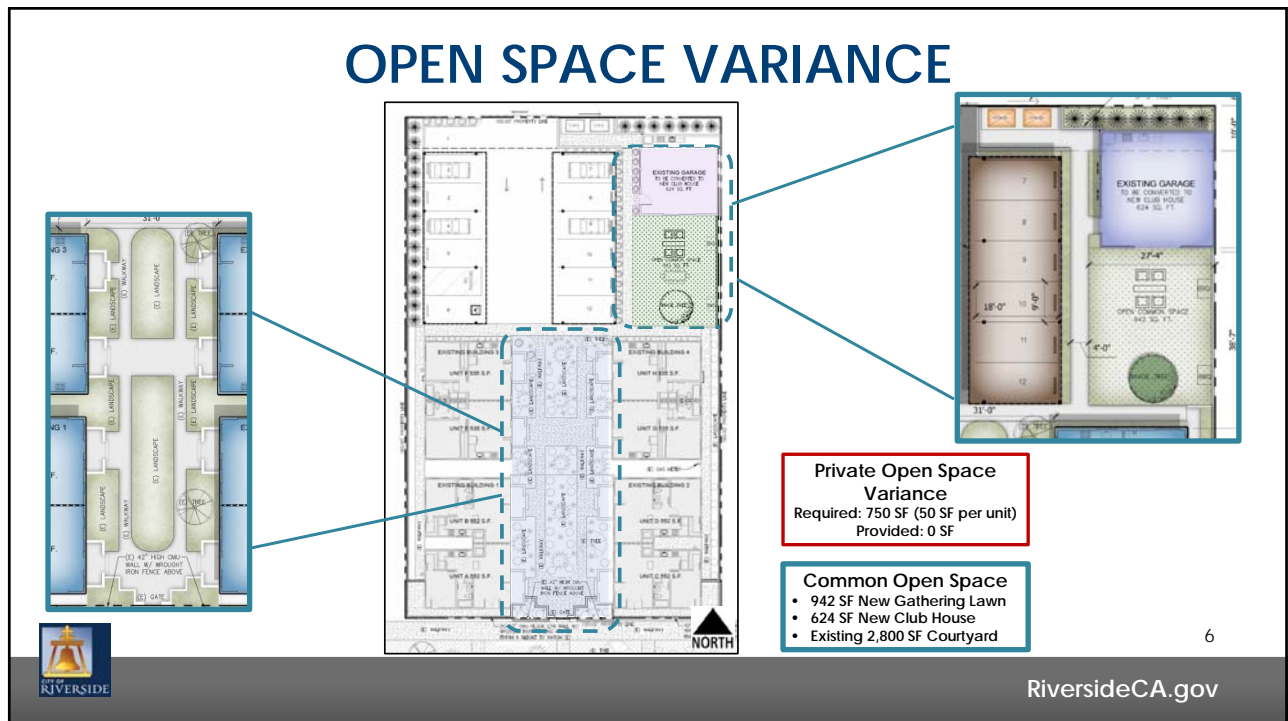
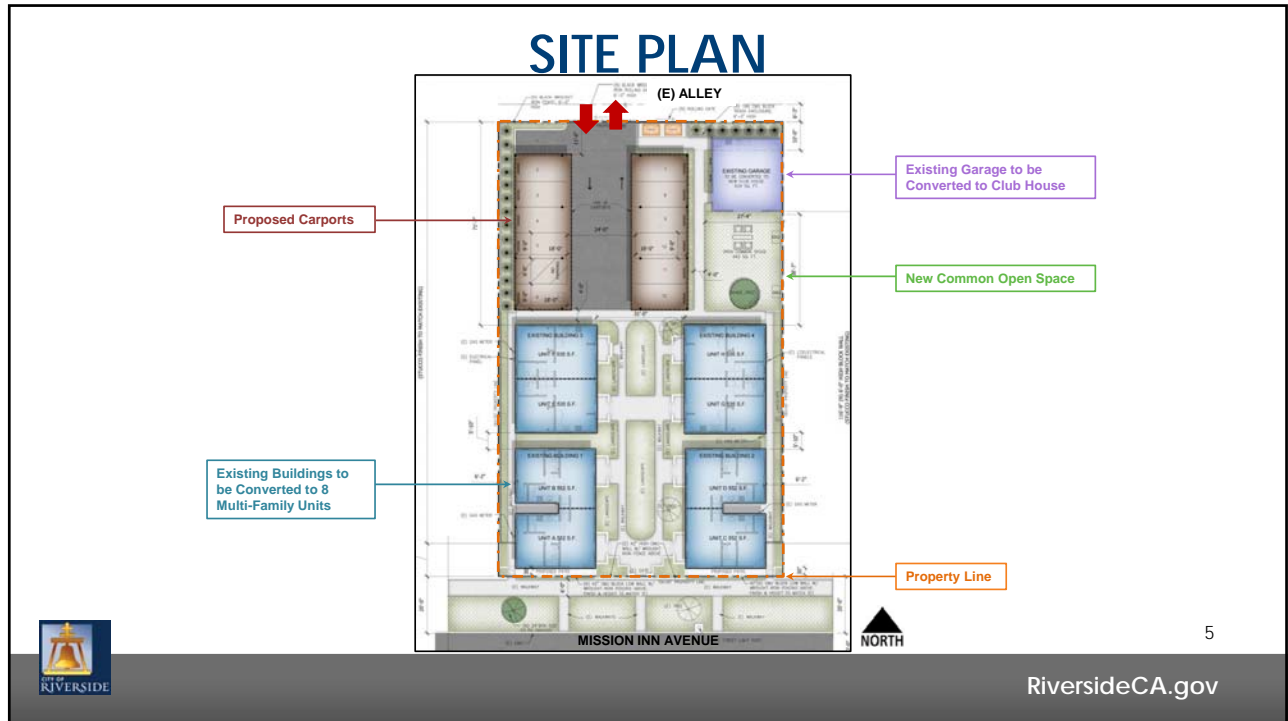


**KEY**  
Project Site  
Project Site  
DSP-RES - Downtown Specific Plan - Residential District  
DSP-RC - Downtown Specific Plan - Rainforest District  
DSP-NC - Downtown Specific Plan - Neighborhood Commercial District  
CR - Cultural Resource Overlay Zone

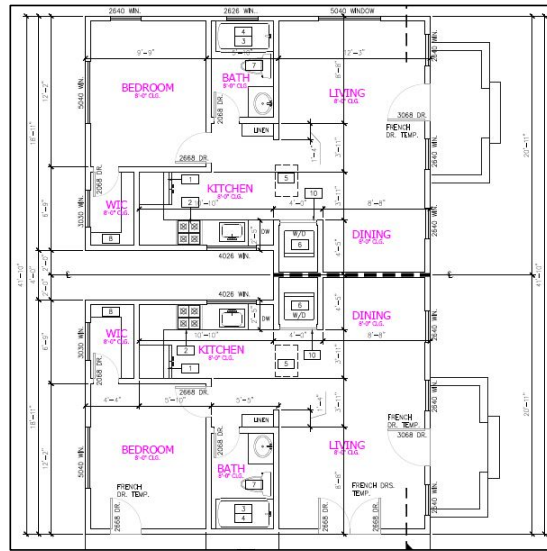


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# FLOOR PLAN - TYPICAL



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# BUILDING ELEVATIONS



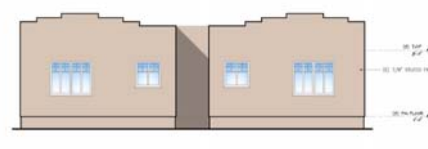
FRONT ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0"



REAR ELEVATION - NORTH  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION - EAST + WEST  
SCALE: 1/4" = 1'-0"



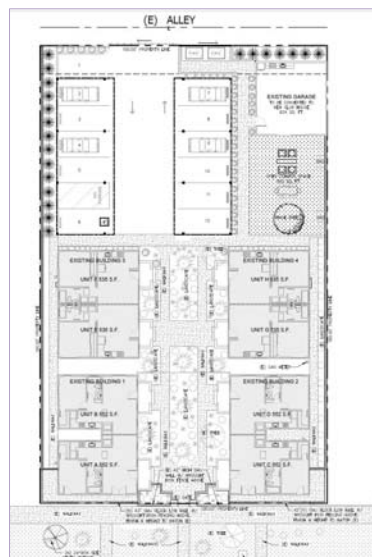
SIDE ELEVATION - EAST + WEST  
SCALE: 1/4" = 1'-0"

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## CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE LEGEND	
SYMBOL	PLANTS
<p>SHADE TREE (1) TOTAL</p>	<p>ARBUTUS MARINA</p>
<p>(NO) 24" BOX SIZE CELTIS SINIENSIS (1) TOTAL</p>	<p>CELTIS SINIENSIS</p>
<p>ORNAMENTAL GRASS LOW WATER USE</p>	<p>DEER GRASS</p> <p>BLUE OAT GRASS</p>



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## RECOMMENDATIONS

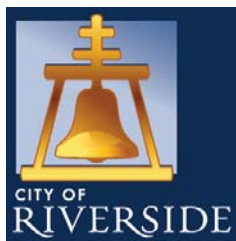
That the Planning Commission:

- DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facility) and 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- APPROVE** Planning Cases P20-0239 (Conditional Use Permit), P20-0406 (Variance) and P20-0407 (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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P20-0239 (Conditional Use Permit), P20-0407(Variance)and P20-0408 (Variance)

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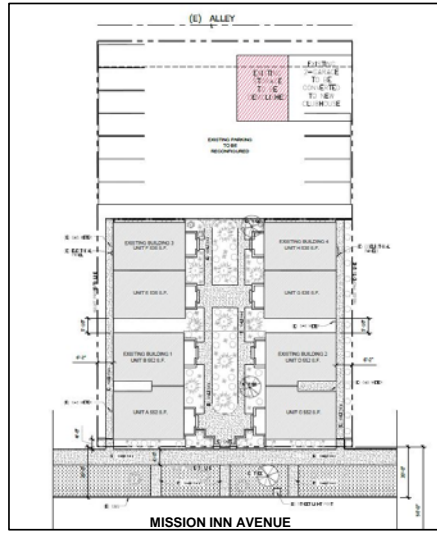
## GENERAL PLAN MAP (REFERENCE ONLY)



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# EXISTING SITE PLAN (REFERENCE ONLY)



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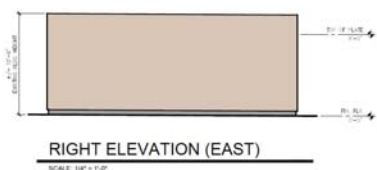
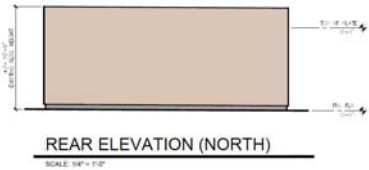
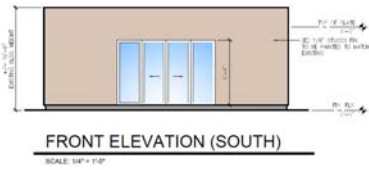
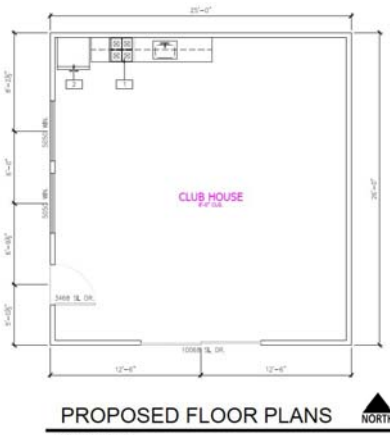
# EXISTING FLOOR PLAN (REFERENCE ONLY)



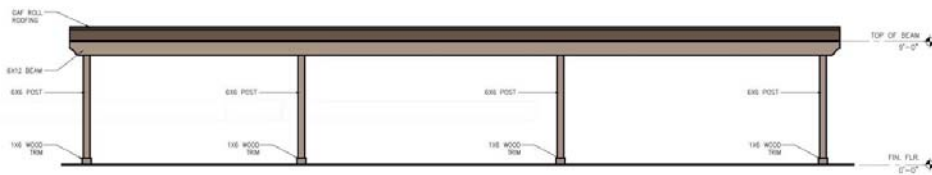
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# CLUB HOUSE PLAN (REFERENCE ONLY)

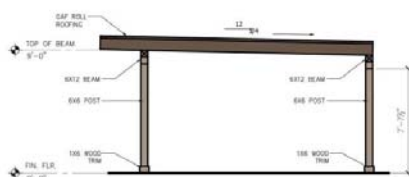


# CARPOT ELEVATIONS (REFERENCE ONLY)



FRONT & REAR ELEVATION - WEST + EAST

SCALE: 1/4" = 1'-0"






SIDE ELEVATION - WEST + EAST





# FENCE AND WALL PLAN (REFERENCE ONLY)

-  NEW 6 FT WROUGHT IRON GATE AND FENCE
-  NEW 6 FT BLOCK WALL WITH STUCCO FINISH
-  3 FT - 6 IN COMBO WALL - 2 FT BLOCK 1 FT - 6 IN WROUGHT IRON
-  NEW 3 FT BLOCK WALL WITH STUCCO FINISH

