



## LURIN & BARTON PLANNED RESIDENTIAL DEVELOPMENT

P19-0013 (Tract Map No. 37732), P19-0014 (Planned Residential Development), P19-0015 (Design Review), P20-0016 (Variance)

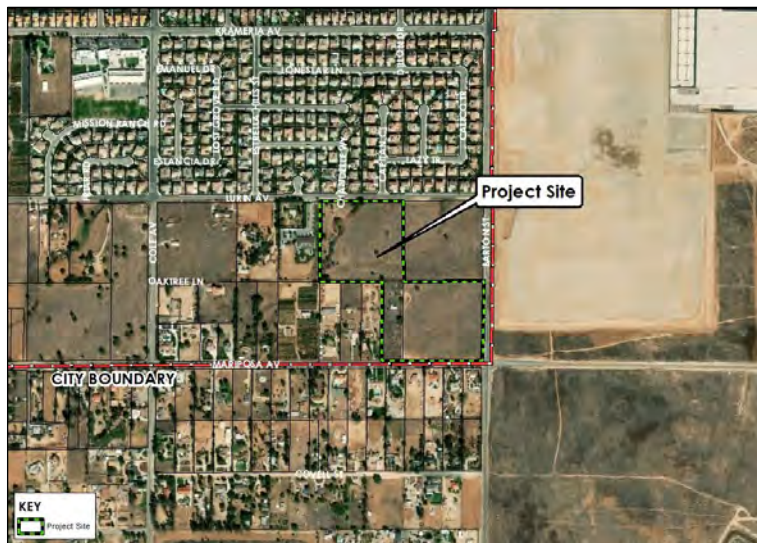
Community & Economic Development Department

Planning Commission  
Agenda Item: 3  
June 10, 2021

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## LOCATION MAP

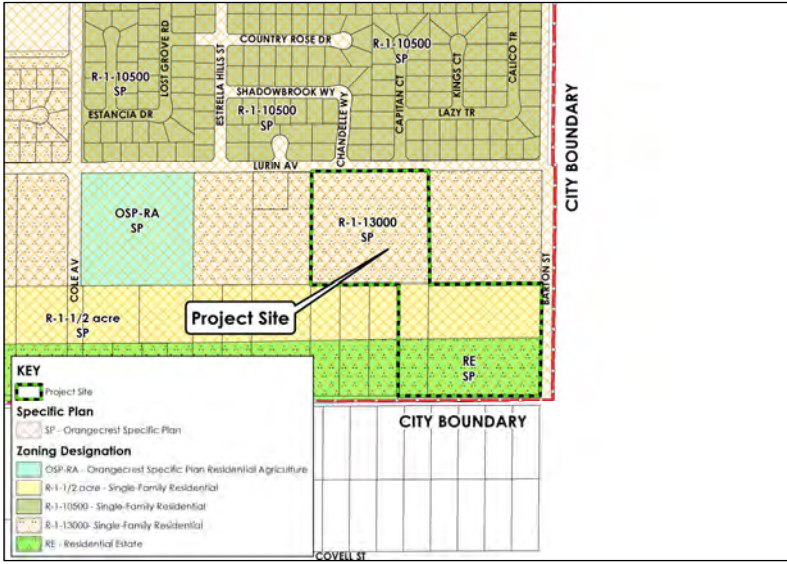


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# ZONING AND SPECIFIC PLAN MAP



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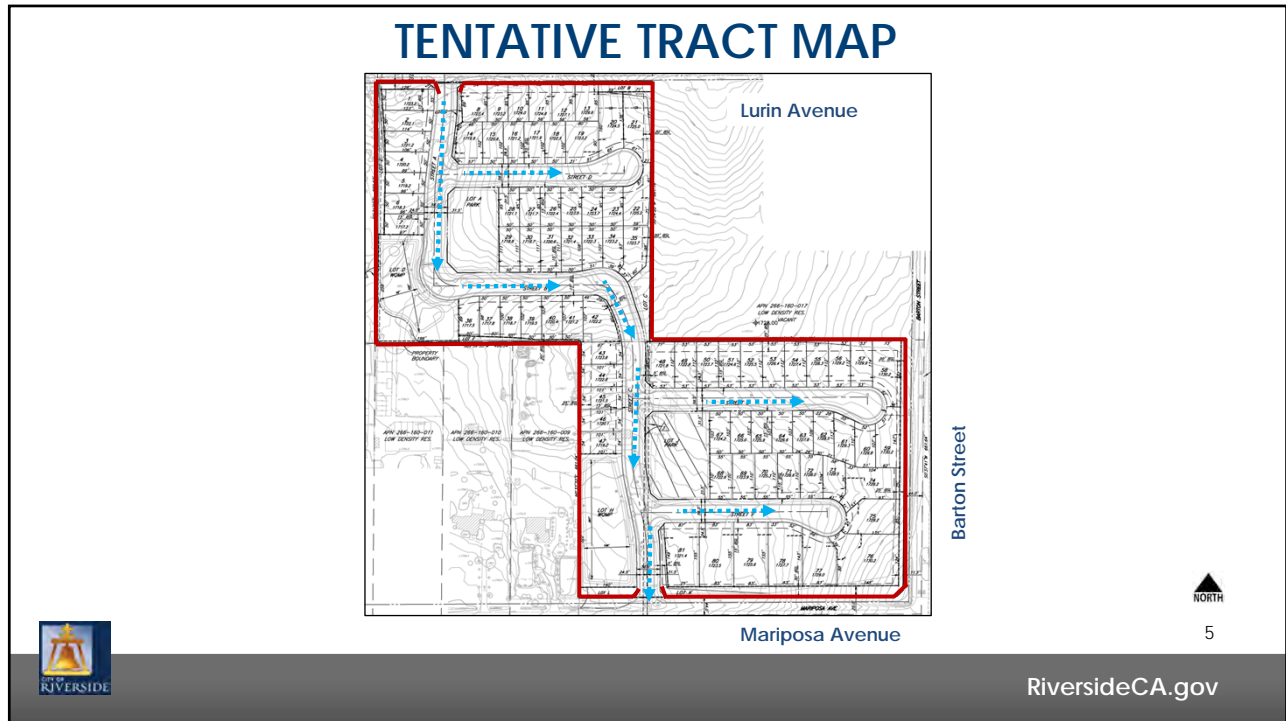
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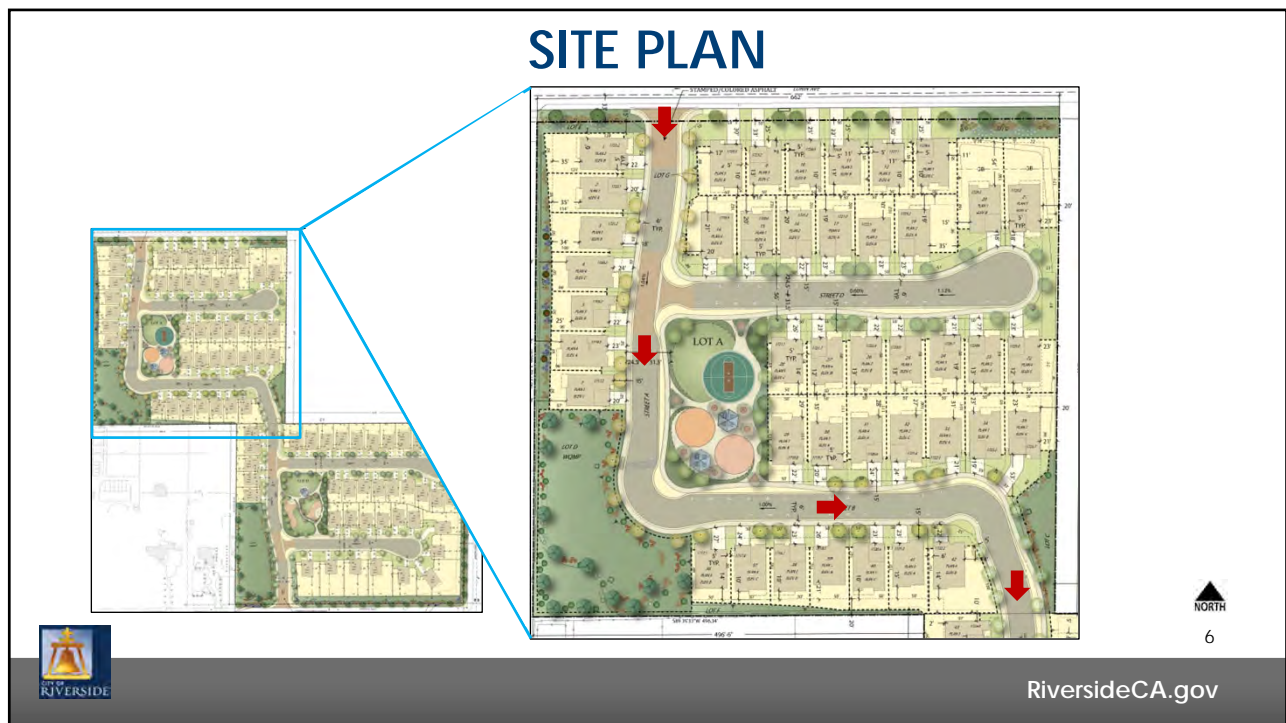
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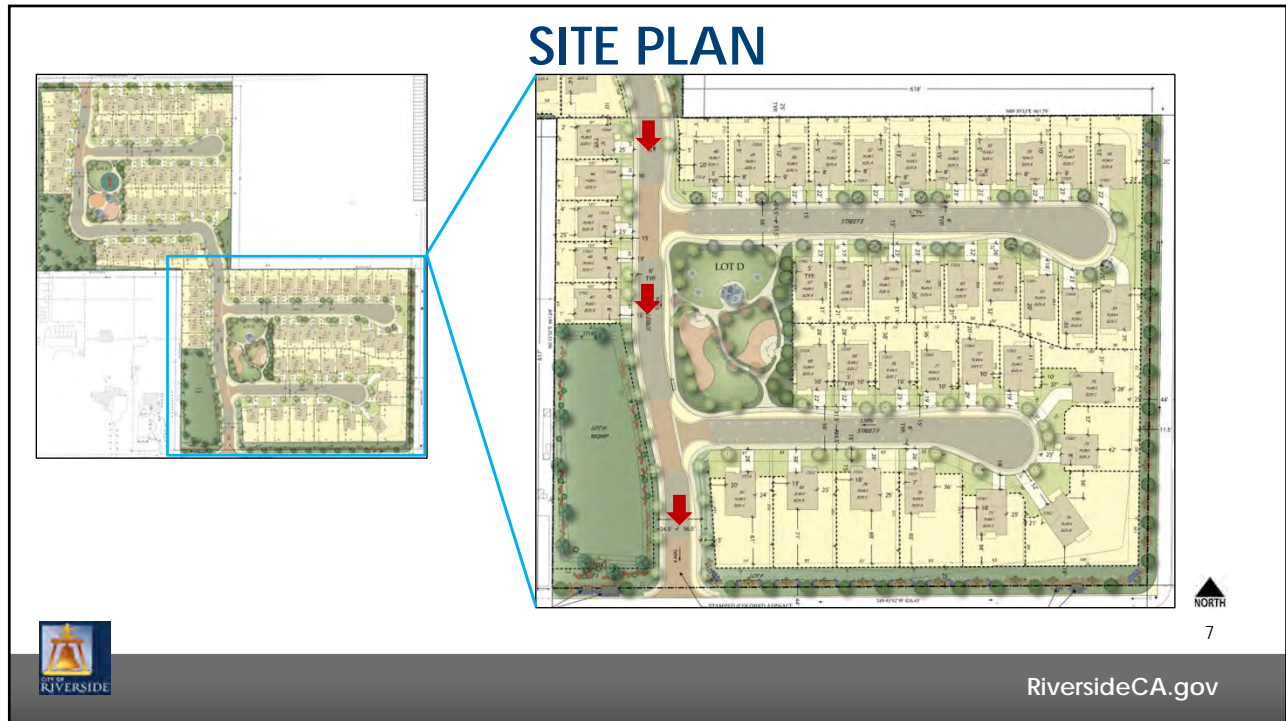
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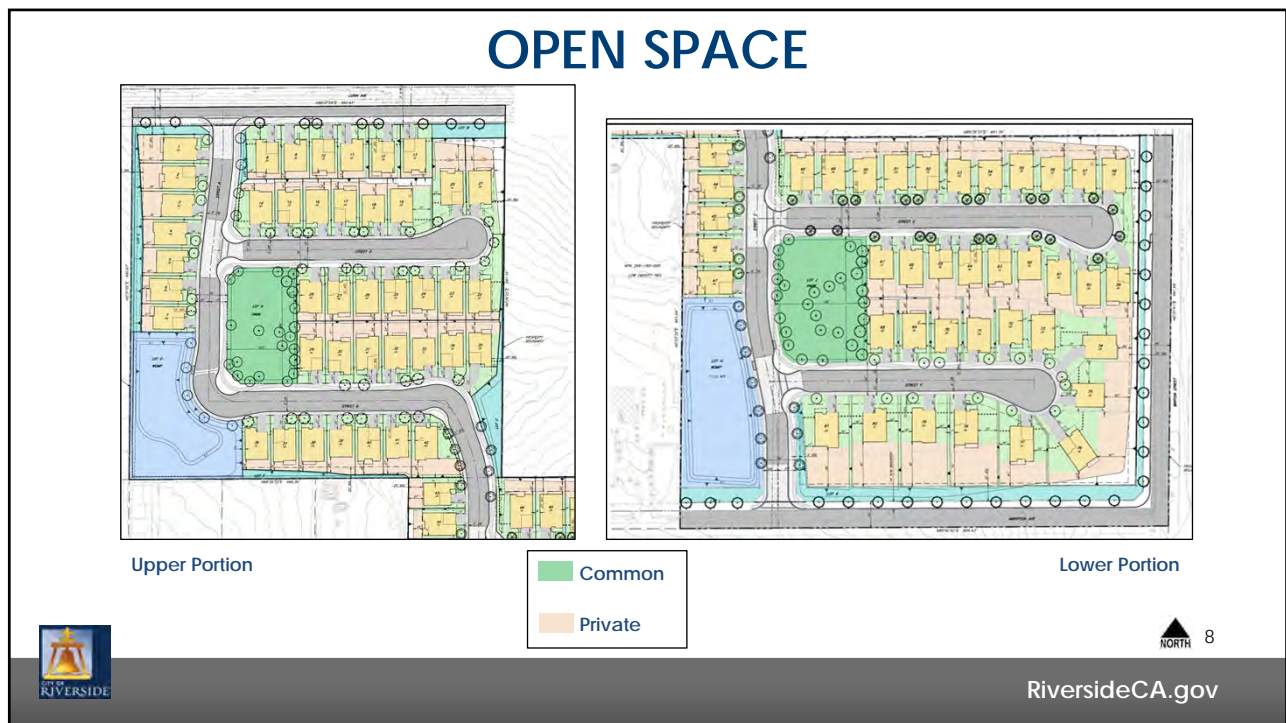
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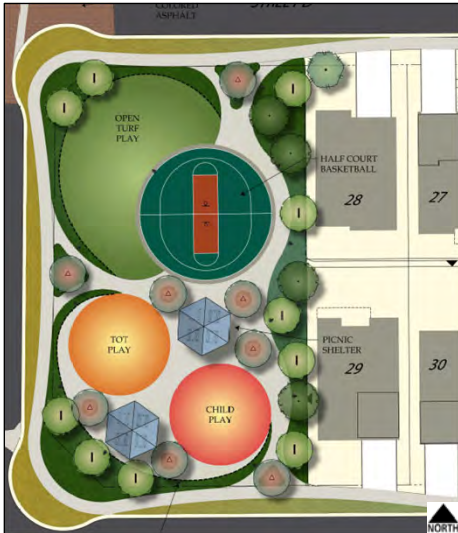


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## COMMON OPEN SPACE DETAILS



North Recreation Area



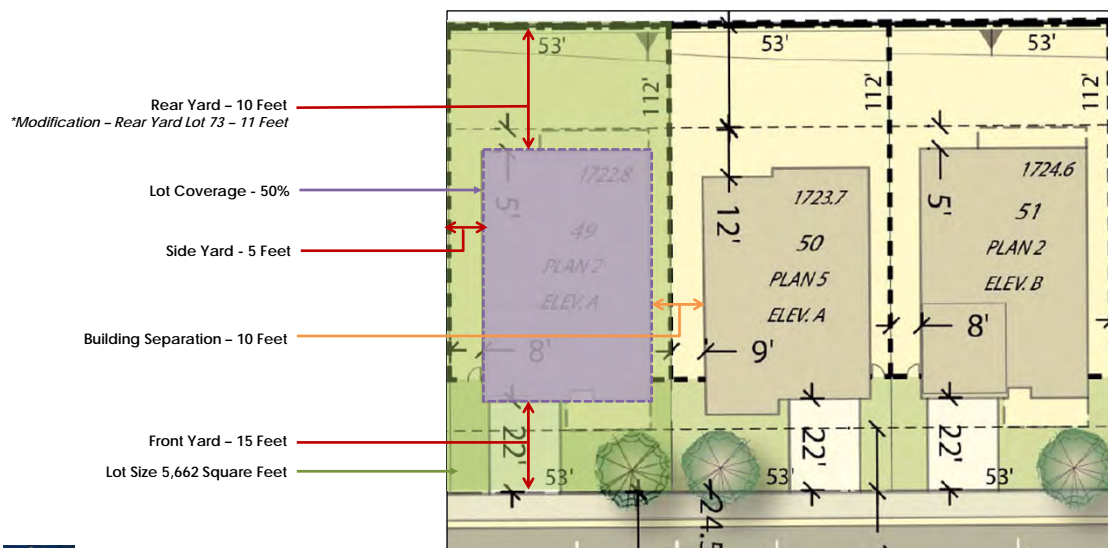
South Recreation Area

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## TYPICAL LOT LAYOUT



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## BUILDING ELEVATIONS – SINGLE-STORY



Spanish Santa Barbara



Italianate



Craftsman Bungalow



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## BUILDING ELEVATIONS – TWO-STORY



Spanish Santa Barbara



Italianate



Craftsman Bungalow



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# CONCEPTUAL LANDSCAPE PLAN



TREE PLANTING LEGEND:			
THIN	BUTANE NAME	COMMON NAME	SIZE / SPEC.
	ACACIA SYMPHYLLA	SHRIMPING ACACIA	24' DBH
	ABUTILON RUBRA	STRAWBERRY TREE	24' DBH
	CERES ODONTALTA	WESTERN REDBUD	24' DBH
	KOLEOSTEREA FIPONICA	CHINESE FLAME TREE	24' DBH
	LACUNOSTEREA RUTICOLA	CRANE MYRTLE	24' DBH
	MAGNOLIA GRANDIFOLIA	SOUTHERN MAGNOLIA	24' DBH
	PERSEA ELAEGICA	APRICOT FERN	24' DBH
	PERSEA HALLEDICHA	CAJUPUT FERN	24' DBH
	PLATANUS BACCHATA	AMERICAN FRICANDRE	24' DBH
	PROSTROPHUS DILLINGHAM	CHINESE MONARDRA	24' DBH
	STENOCHORDIA	CHINESE ELM	24' DBH

OPEN SPACE/ PERIMETER PLANT PALETTE					
	PLANT NAME	COMMON NAME	SIZE / SPACING	NOTES	
	ARCTIC BLUE GRASS	ARCTIC GRASS	2' (CL) x 12" (H)	1	
	ARCTIC BLUE GRASS	ARCTIC GRASS	2' (CL) x 12" (H)	1	
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	ARCTIC BLUE GRASS	ARCTIC GRASS	2' (CL) x 12" (H)	1	

WQMP PLANT PALETTE:		
ROSEMARY NAME	COMMON NAME	HEIGHT / SPREAD
 <i>PLATANUS KANDAMA</i>	CALIFORNIA STITCHED	15' x 15'
 <i>OMORHIZA CALIFORNICA</i>	CALIFORNIA BAY TREE	15' x 15'
 <i>CLANDESTINE COMPAK</i>	WILD OLIVE	5' x 4' x 4'
 <i>MONSIEUR DE CAPELLAN</i>	TRAIL WIND	1' x 4' x 4' x 4'
 <i>ERES FERTILE</i>	WILD OLIVE	5' x 4' x 4'
 <i>ERES SPENS</i>	WILD OLIVE	5' x 4' x 4'
 <i>SALIX LYONNETTE</i>	WILD OLIVE	5' x 4' x 4'
 <i>SALIX LYONNETTE</i>	WILD OLIVE	5' x 4' x 4'
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## CONCEPTUAL LANDSCAPE PLAN



TREE PLANTING LEGEND:		
	BUTANIC NAME	COMMON NAME
	ACACIA SYCYPHYLLA	SHRIMPING AKAIA
	ACACIA FALCATA	SHRIMPING TUL
	ACACIA OCCIDENTALIS	WESTERN REDWOOD
	KOLUETARIA EPINATA	CHINESE PLUM TREE
	ALOUETIA KODIAI	CHAMP BERRY
	MAHOGANY GRANDIFOLIA	SOUTHERN MAHOGANY
	PIALU KUMERIA	AFRICA PINE
	PIALU BALLETERIA	ALPINE PINE
	PLATANUS RADICATA	CALIFORNIA Sycamore
	PROPIUS CHILDREN	CHINESE MANGROVE
	ALOUETIA PARVILLA	CHINESE PINE

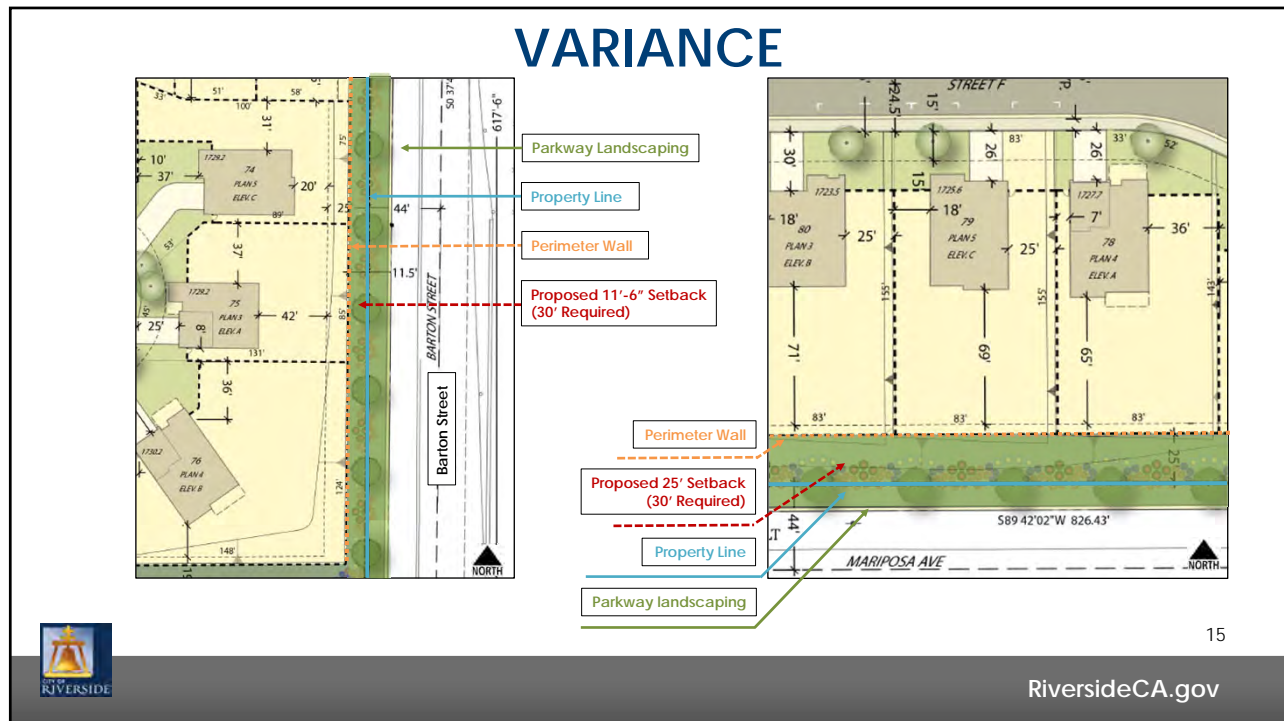
OPEN SPACE/ PERIMETER PLANT PALETTE				
	BRITANNIC NAME	COMMON NAME	SIZE / SPACING	WHY
 TREES	LEAFY STYRACHTIS	SMALL Sycamore	25 GAL. LINES	1
	QUERCUS BRILL	WHITE OAK	25 GAL. LINES	1
		QUERCUS PRINCE	25 GAL. LINES	1
		QUERCUS PRINCE	25 GAL. LINES	1
 SHRUBS	ROSEAE BRILL	ROSE	25 GAL. LINES	1
	ROSEAE BRILL	ROSE	25 GAL. LINES	1
	ROSEAE BRILL	ROSE	25 GAL. LINES	1
	ROSEAE BRILL	ROSE	25 GAL. LINES	1
	ROSEAE BRILL	ROSE	25 GAL. LINES	1
	ROSEAE BRILL	ROSE	25 GAL. LINES	1
 PERENNIALS	ROSEAE BRILL	ROSE	25 GAL. LINES	1
	ROSEAE BRILL	ROSE	25 GAL. LINES	1
	ROSEAE BRILL	ROSE	25 GAL. LINES	1
	ROSEAE BRILL	ROSE	25 GAL. LINES	1

WQMP PLANT PALETTE:		
BOTANICAL NAME	COMMON NAME	SIZE / SPREAD
 <i>FRAXINUS KALORNA</i>	CALIFORNIA SYCAMORE	15 GAL/24" DBH
 <i>QUERCUS CALIFORNICA</i>	CALIFORNIA RED BELL	15 GAL/24" DBH
<b>SHRUBS</b>		
 <i>CELANOTHUS TOPICUS</i>	WILD LIGUL	5 GAL/18" DBH
 <i>MORILLANDEA CALIFORNICA</i>	RED WEDGE	1 GAL/6" DBH
 <i>ROSE HIP</i>	MOGON BUSH	5 GAL/18" DBH
 <i>ROSE HIP</i>	MOGON BUSH	5 GAL/18" DBH
 <i>SCILLA LUCIDATA</i>	MOGON BUSH	5 GAL/18" DBH
<b>PERENNIALS</b>		
 <i>DIANTHUS PULSILLUS</i>	RED WEDGE	1 GAL/6" DBH
 <i>DIANTHUS PULSILLUS</i>	CALIFORNIA RED BELL	8" WIDE/24" DBH
 <i>DIANTHUS PULSILLUS</i>	CALIFORNIA RED BELL	8" WIDE/24" DBH
 <i>DIANTHUS PULSILLUS</i>	CALIFORNIA RED BELL	8" WIDE/24" DBH



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## RECOMMENDATIONS

That the Planning Commission:

- **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
- **APPROVE** Planning Cases P19-0013 (Tract Map No. 37732), P19-0014 (Planned Residential Development), P19-0015 (Design Review), P19-0016 (Variance), based on the findings summarized in the Staff Report and subject to the recommended conditions.



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## LURIN & BARTON PLANNED RESIDENTIAL DEVELOPMENT

P19-0013 (Tract Map No. 37732), P19-0014 (Planned Residential Development), P19-0015 (Design Review), P20-0016 (Variance)

Community & Economic Development Department

Planning Commission  
Agenda Item: 3  
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## GENERAL PLAN MAP

REFERENCE



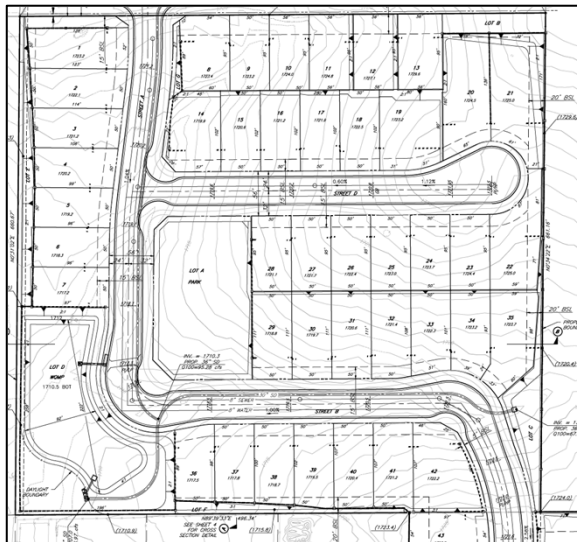
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# CONCEPTUAL GRADING PLAN

REFERENCE



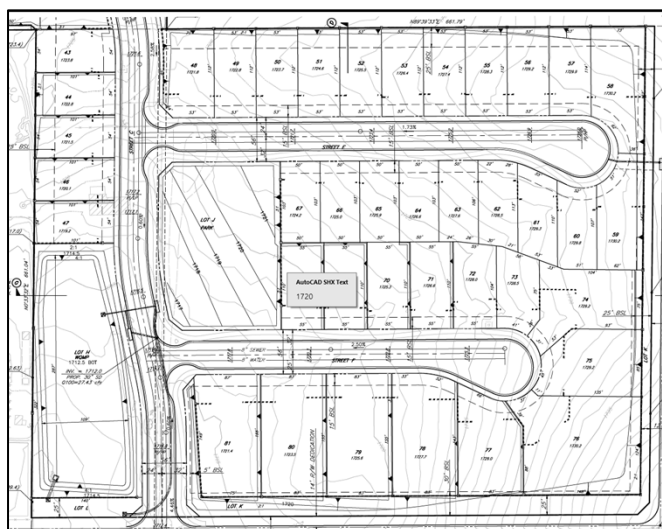
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# CONCEPTUAL GRADING PLAN

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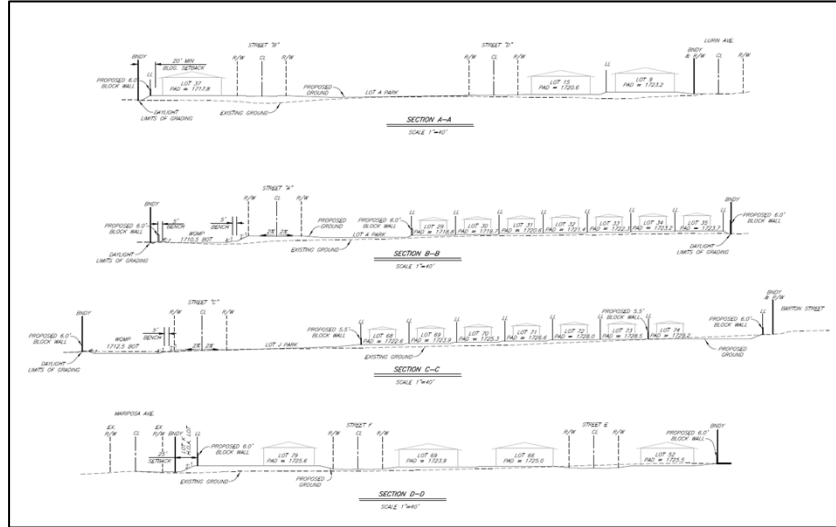


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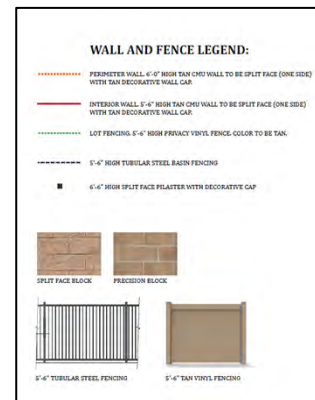
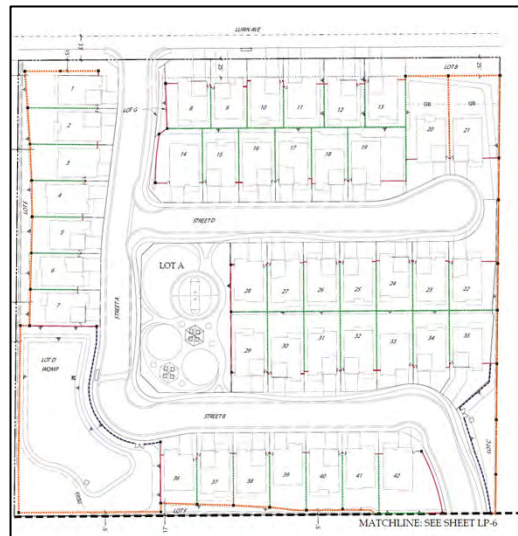
## CROSS SECTIONS Reference



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## WALL/FENCE EXHIBIT Reference

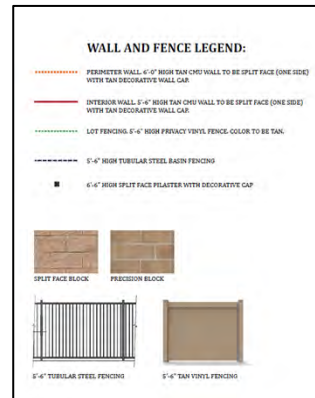
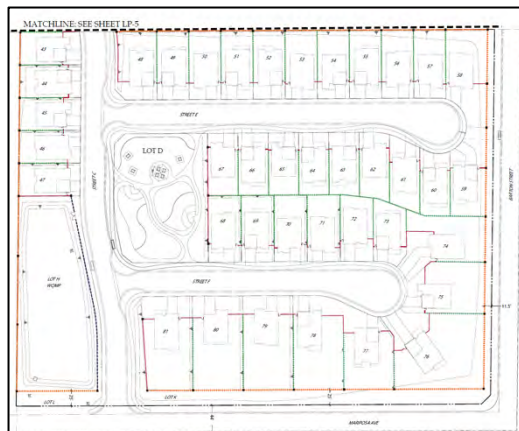


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## WALL/FENCE EXHIBIT

### Reference



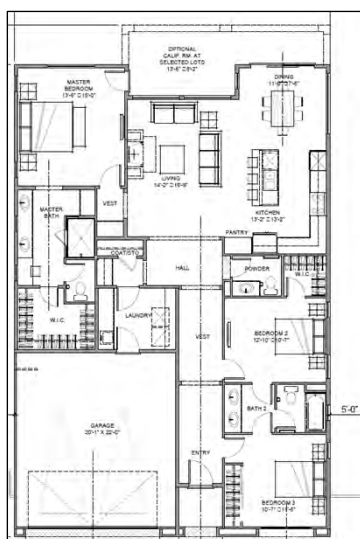
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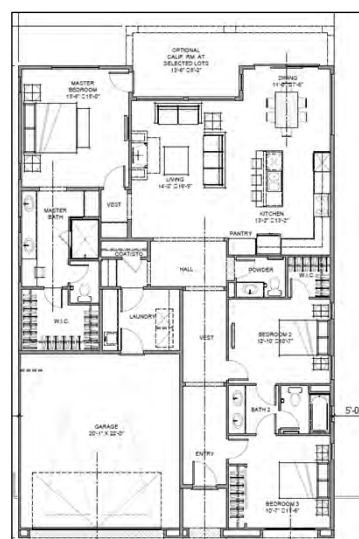
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## FLOOR PLANS

### REFERENCE ONLY



Floorplan 1



Floorplan 2

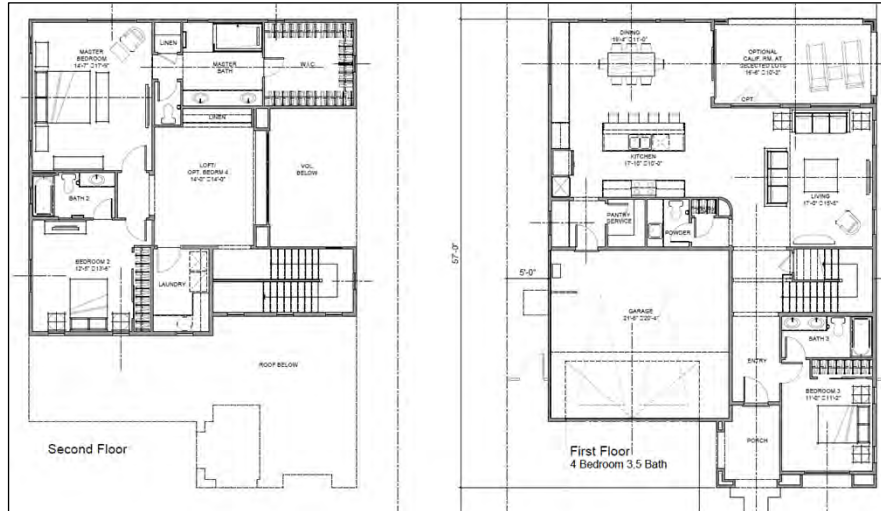


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## FLOOR PLANS REFERENCE ONLY



Floorplan 3

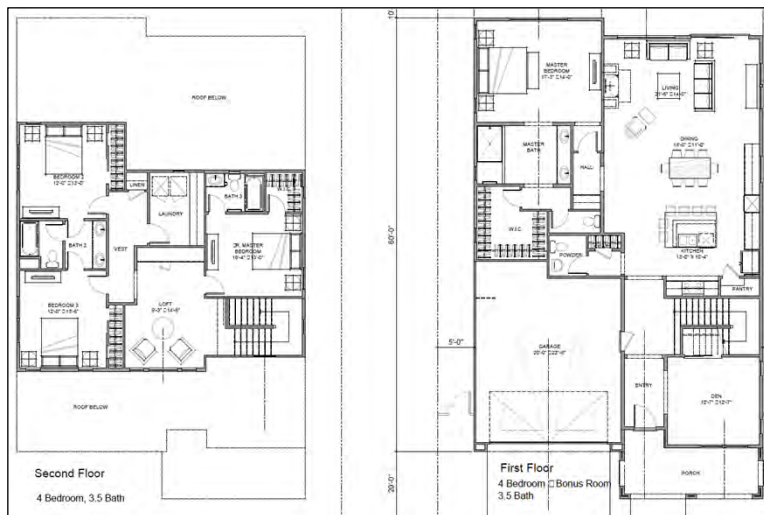
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## FLOOR PLANS REFERENCE ONLY



Floorplan 4

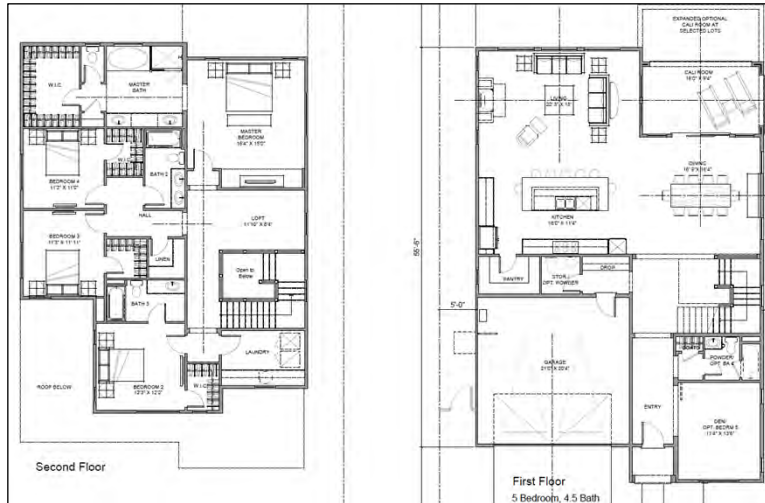
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## FLOOR PLANS REFERENCE ONLY



Floorplan 5

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