

OBSIDIAN PLANNED RESIDENTIAL DEVELOPMENT

PR-2020-00733 (Tract Map No. 37733, Planned Residential Development, Variance, and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 5
July 22, 2021

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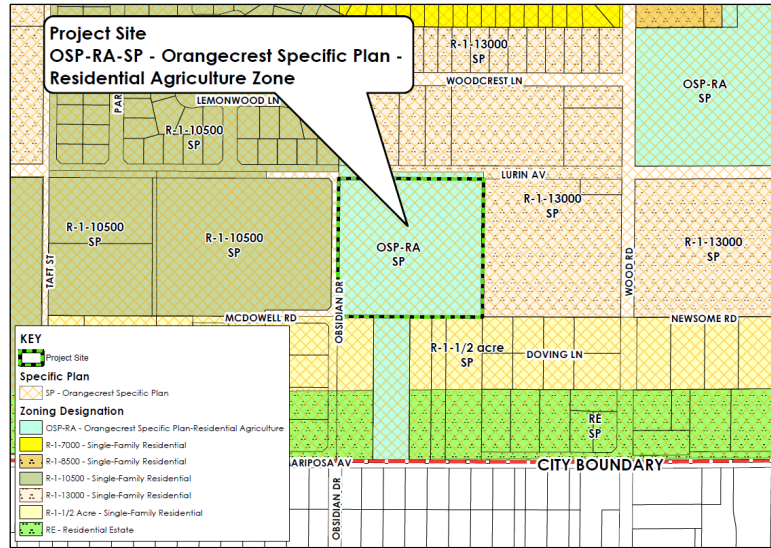
LOCATION MAP



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ZONING AND SPECIFIC PLAN MAP



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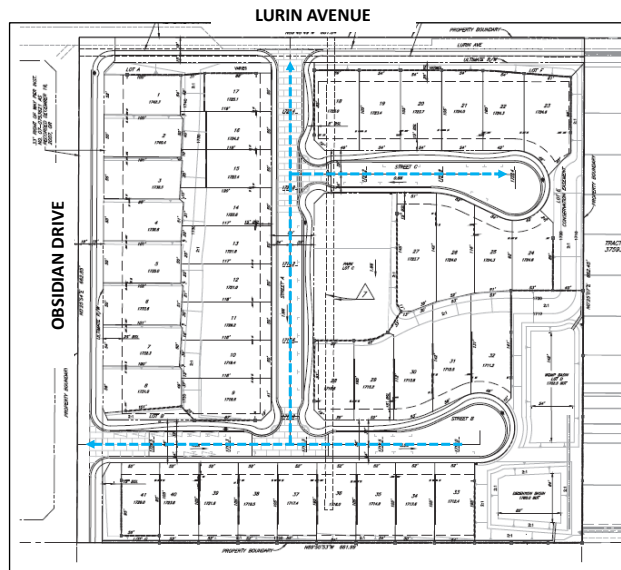
EXISTING SITE PHOTOS



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TENTATIVE TRACT MAP



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SITE PLAN

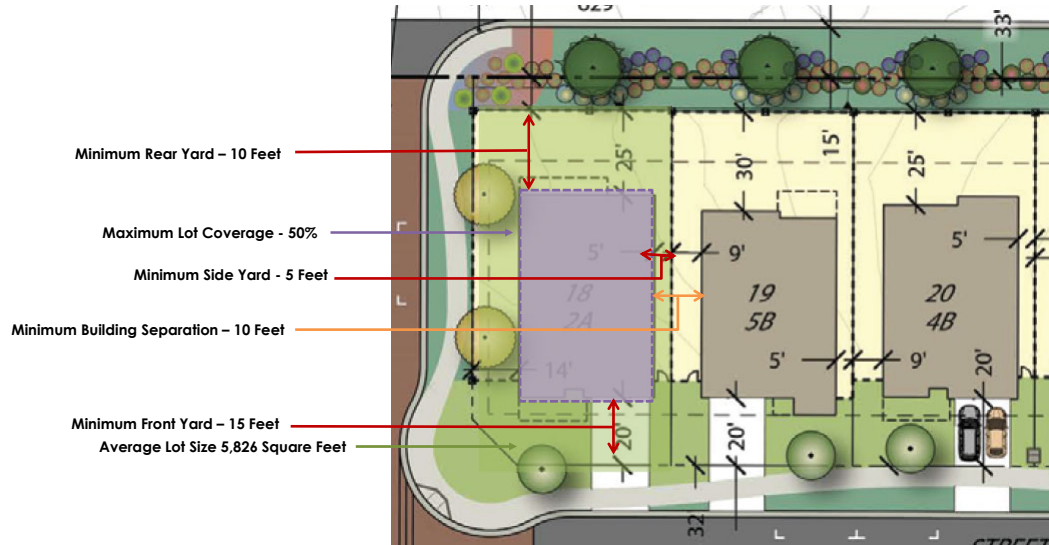


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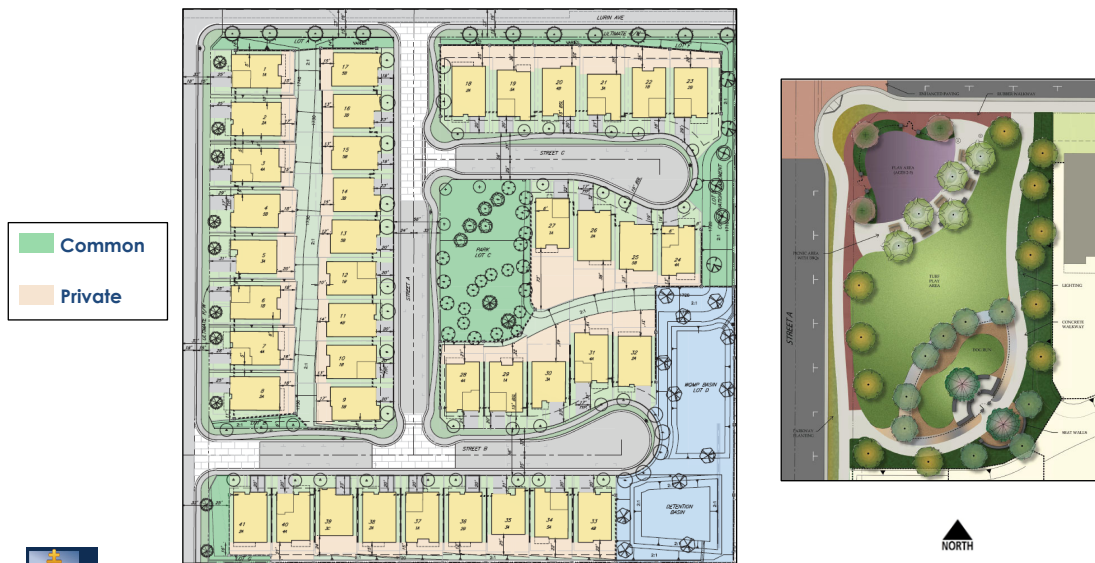
TYPICAL LOT LAYOUT



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OPEN SPACE PLAN



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BUILDING ELEVATIONS – SINGLE-STORY



Spanish Santa Barbara



Italianate



Craftsman Bungalow



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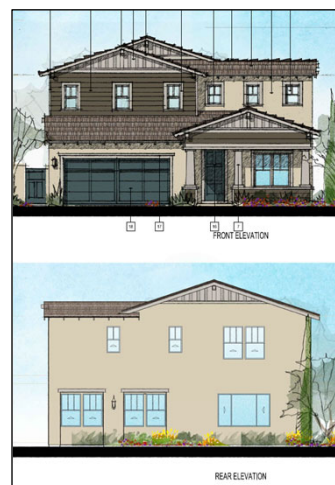
BUILDING ELEVATIONS – TWO-STORY



Spanish Santa Barbara



Italianate



Craftsman Bungalow



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CONCEPTUAL LANDSCAPE PLAN



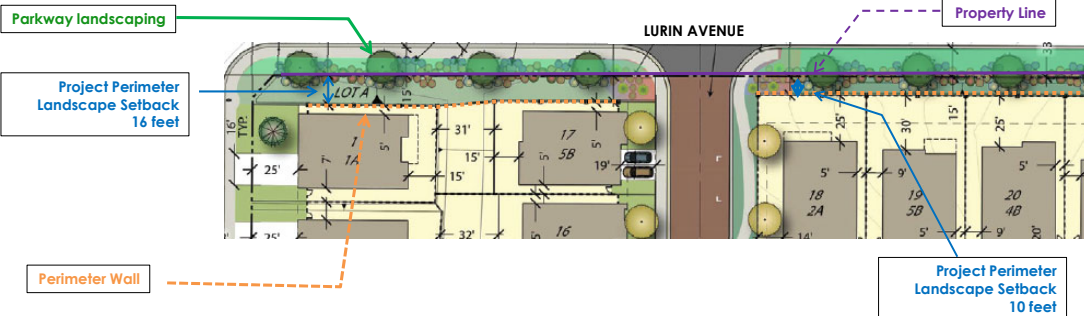
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VARIANCE

Required Project Perimeter Landscape Setback = 25 feet
Proposed Project Perimeter Landscape Setback = 10 feet to 16 feet



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RECOMMENDATIONS

That the Planning Commission:

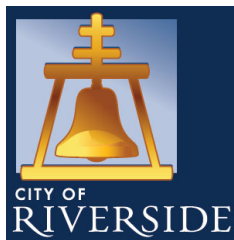
- **DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
- **APPROVE** Planning Case PR-2021-001057 (Tract Map No. 37733, Planned Residential Development Permit, Design Review, and Variance), based on the findings summarized in the Staff Report and subject to the recommended conditions.



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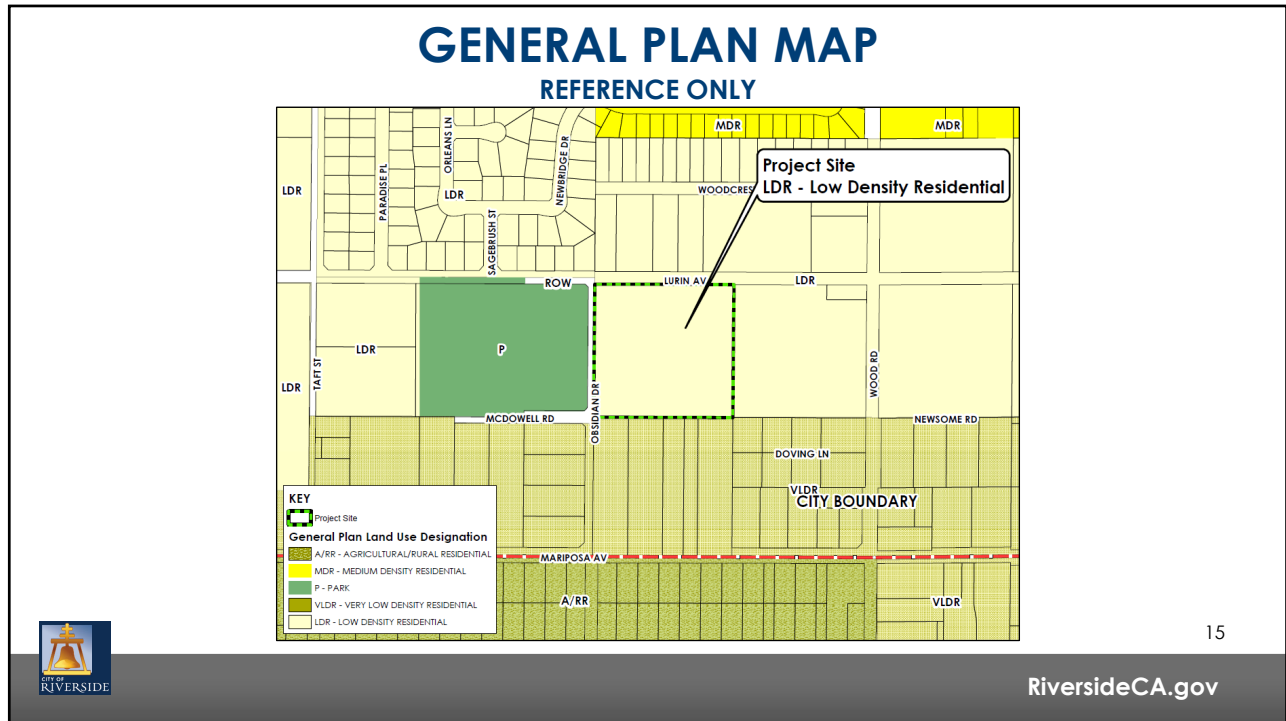
Planning Commission

Agenda Item: **3**

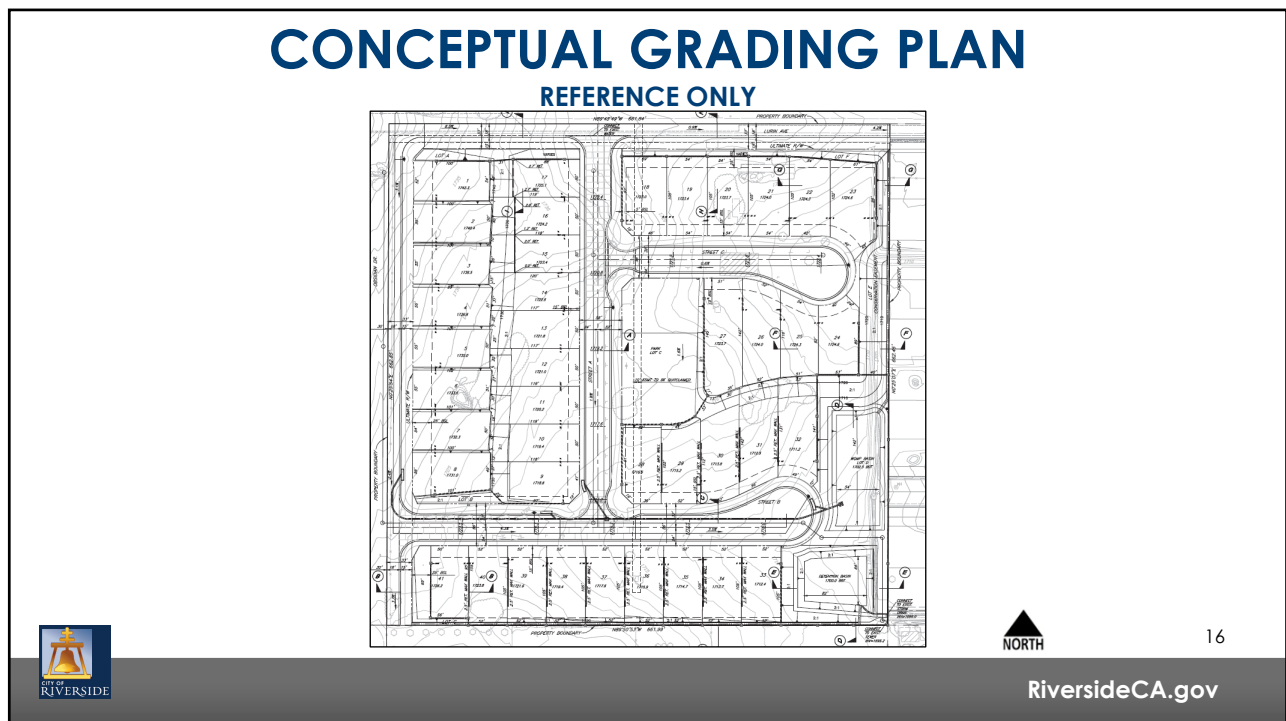
July 22, 2021

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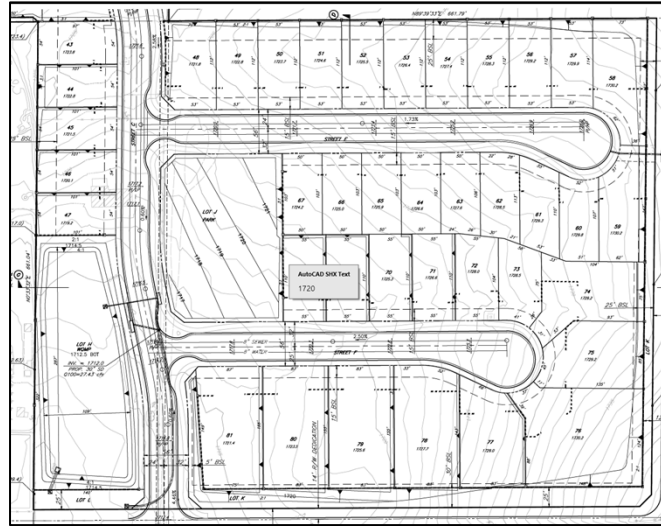
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CONCEPTUAL GRADING PLAN

REFERENCE ONLY



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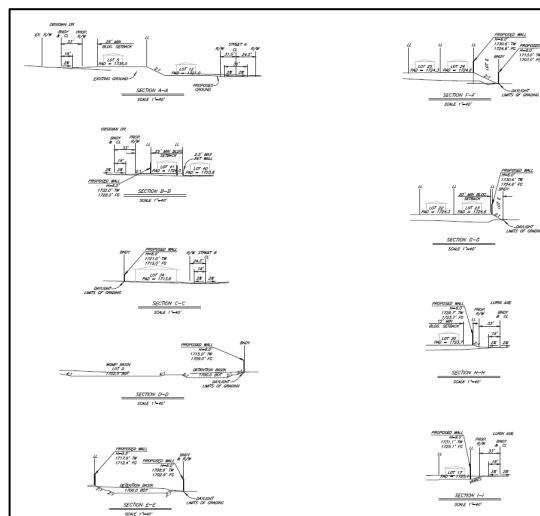


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CROSS SECTIONS

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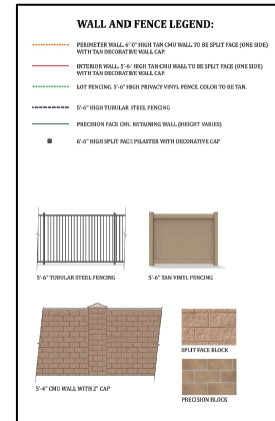


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WALL/FENCE EXHIBIT

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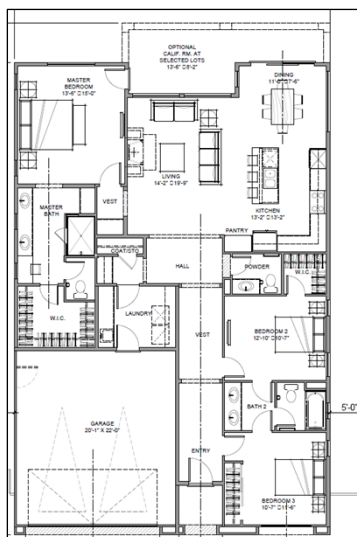
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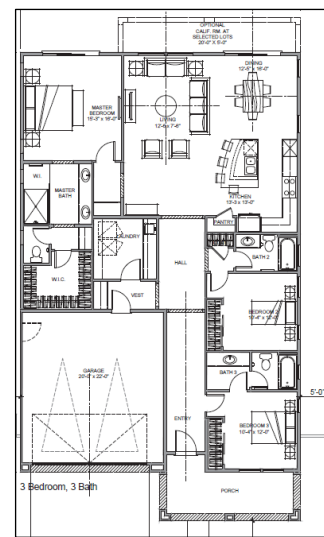
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FLOOR PLANS

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Floorplan 1



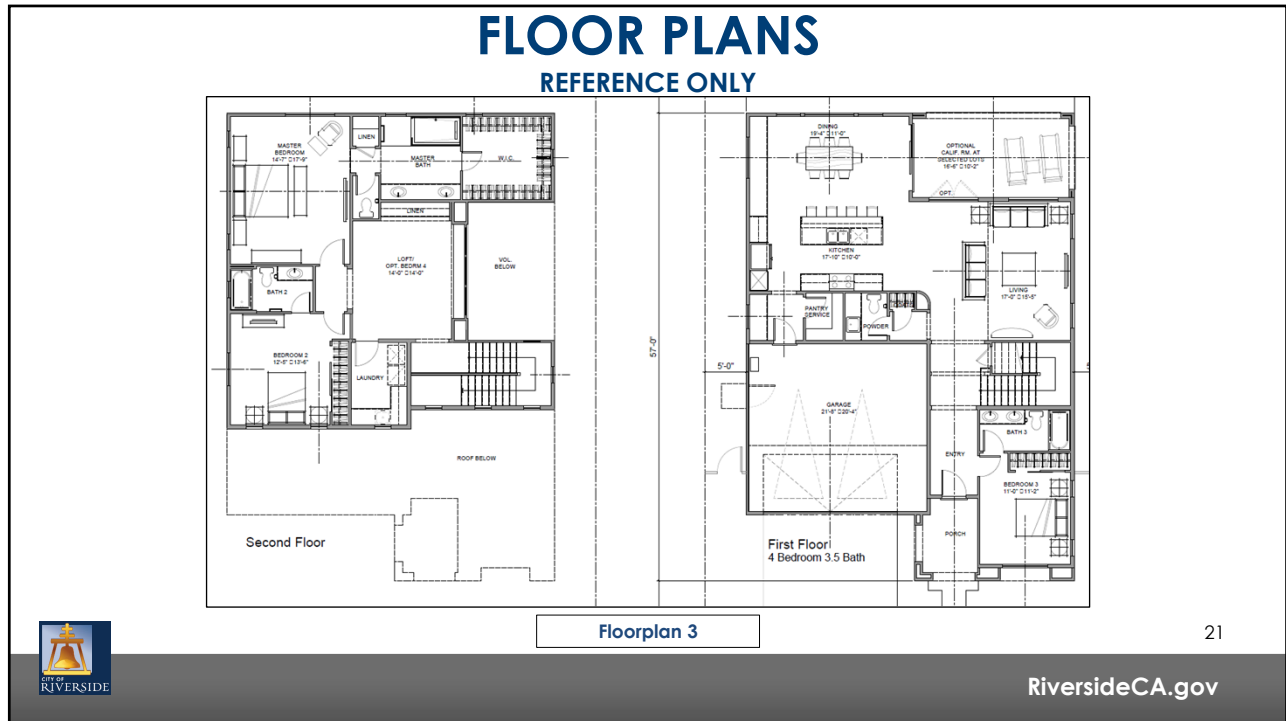
Floorplan 2

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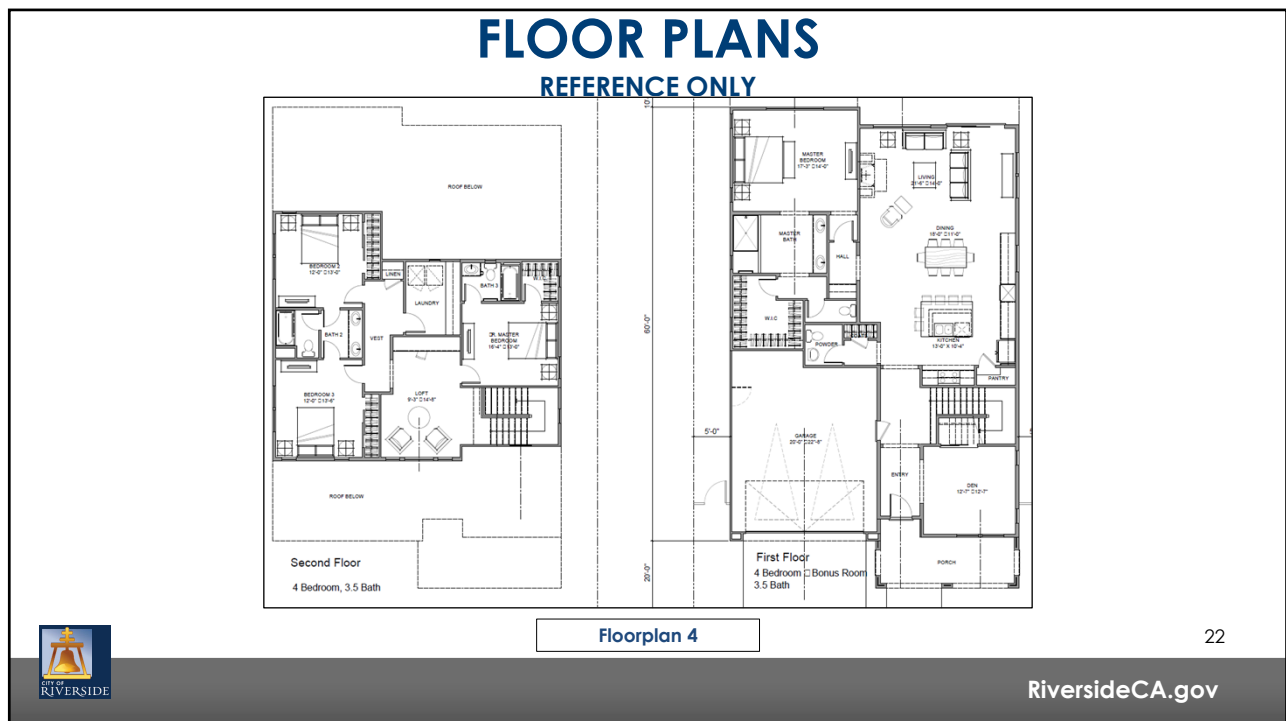
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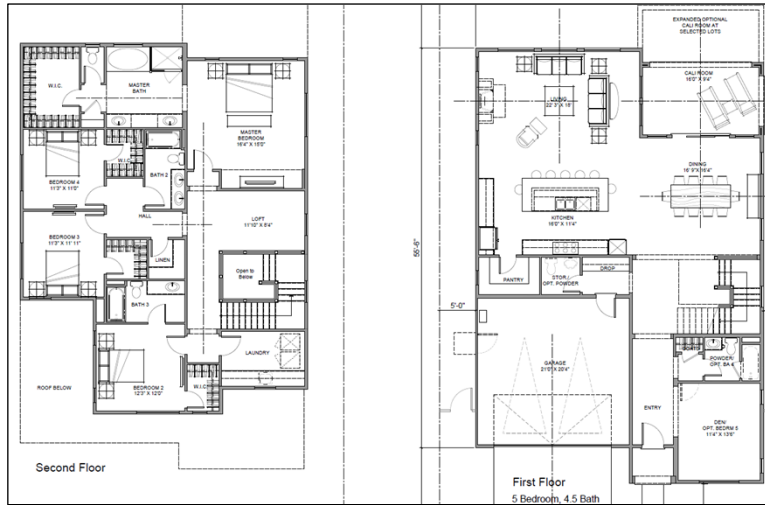
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FLOOR PLANS

REFERENCE ONLY



Floorplan 5

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