

# Five Points Mixed-Use

PR-2021-000787 (Site Plan Review)

## Community & Economic Development Department

Planning Commission  
Agenda Item: 4  
August 5, 2021

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## LOCATION MAP



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# EXISTING SITE PHOTOS

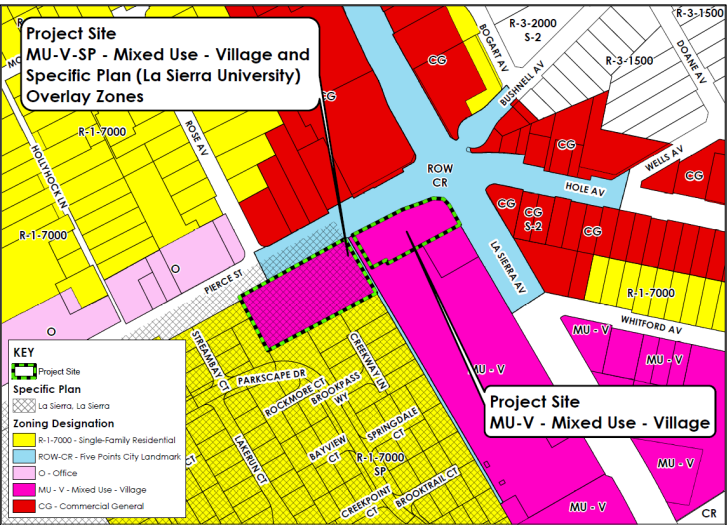


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# ZONING AND SPECIFIC PLAN MAP

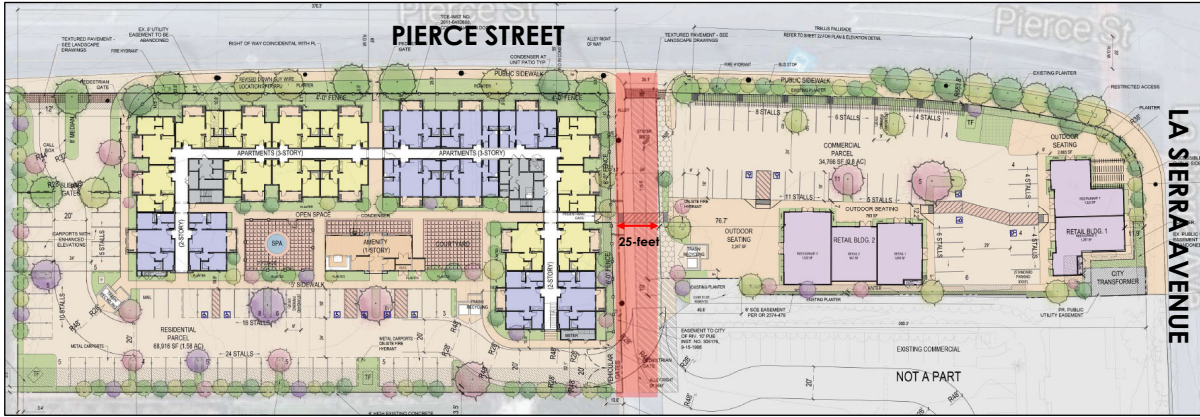


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# SITE PLAN



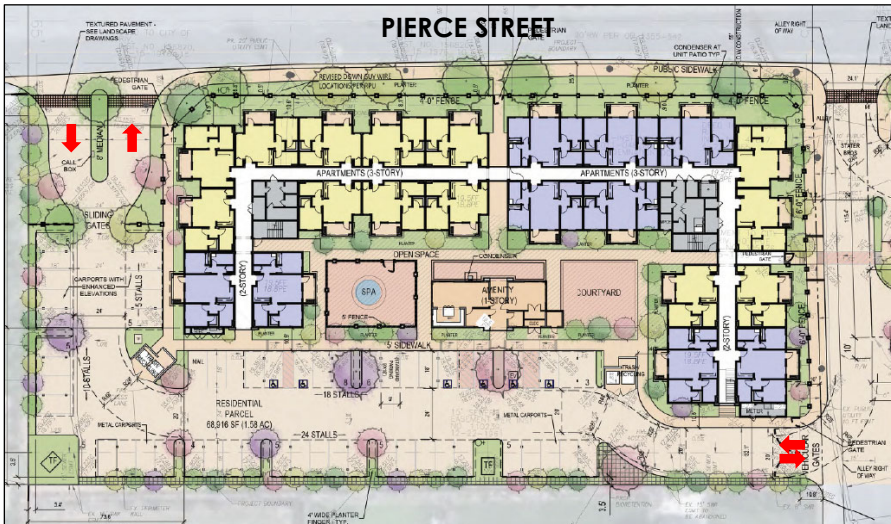
11144 Pierce Street

11124 Pierce Street



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# SENIOR HOUSING

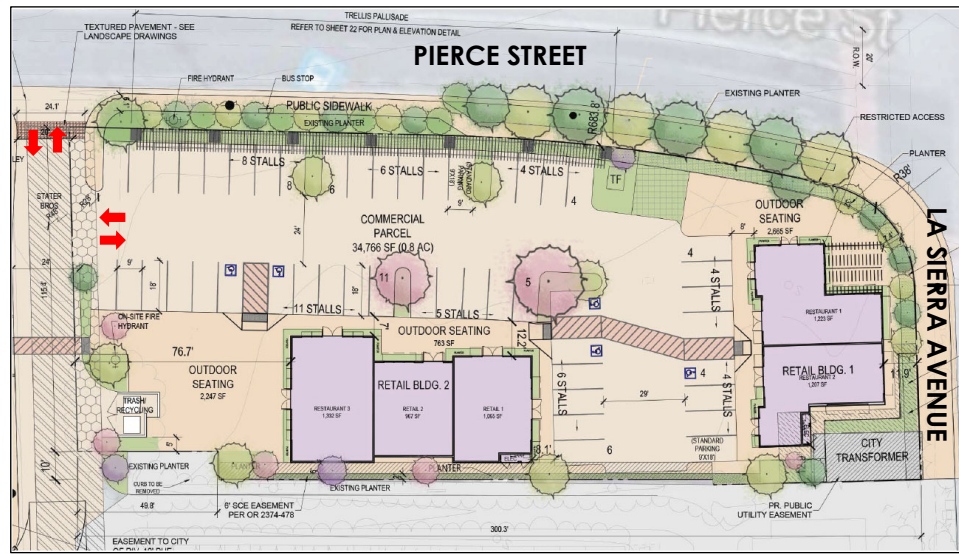


PLAN 1 - 1BED/1BA 626 SF
PLAN 2 - 2 BED/2 BA 848 SF
LEASING/FITNESS/ COMMUNITY ROOM



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## MULTI-TENANT COMMERCIAL



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## RESIDENTIAL ELEVATIONS

### Front Elevation (Pierce Street)



### East Side Elevation



### West Side Elevation



### Rear Elevation



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# COMMERCIAL ELEVATIONS



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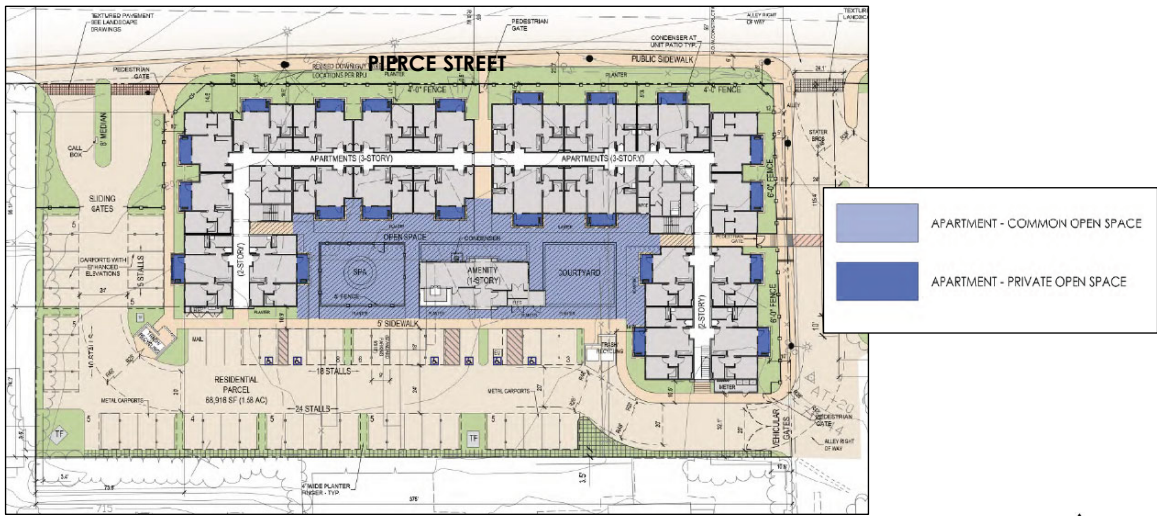
# PROJECT RENDERINGS



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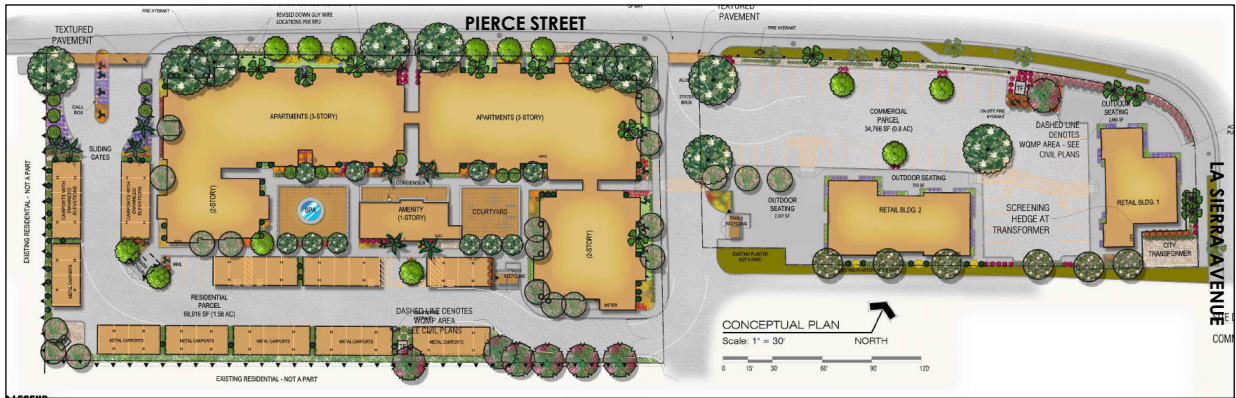
# COMMON OPEN SPACE



NORTH 11

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# CONCEPTUAL LANDSCAPE PLAN



NORTH 12

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## RECOMMENDATIONS

Staff recommends that the Planning Commission:

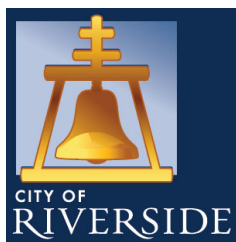
1. **DETERMINE** that the project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017. (SCH No. 2017041039), subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** PR-2021-00787 (Site Plan Review) based on the findings outlined in the staff report and subject to the recommended conditions.



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## Five Points Mixed-Use

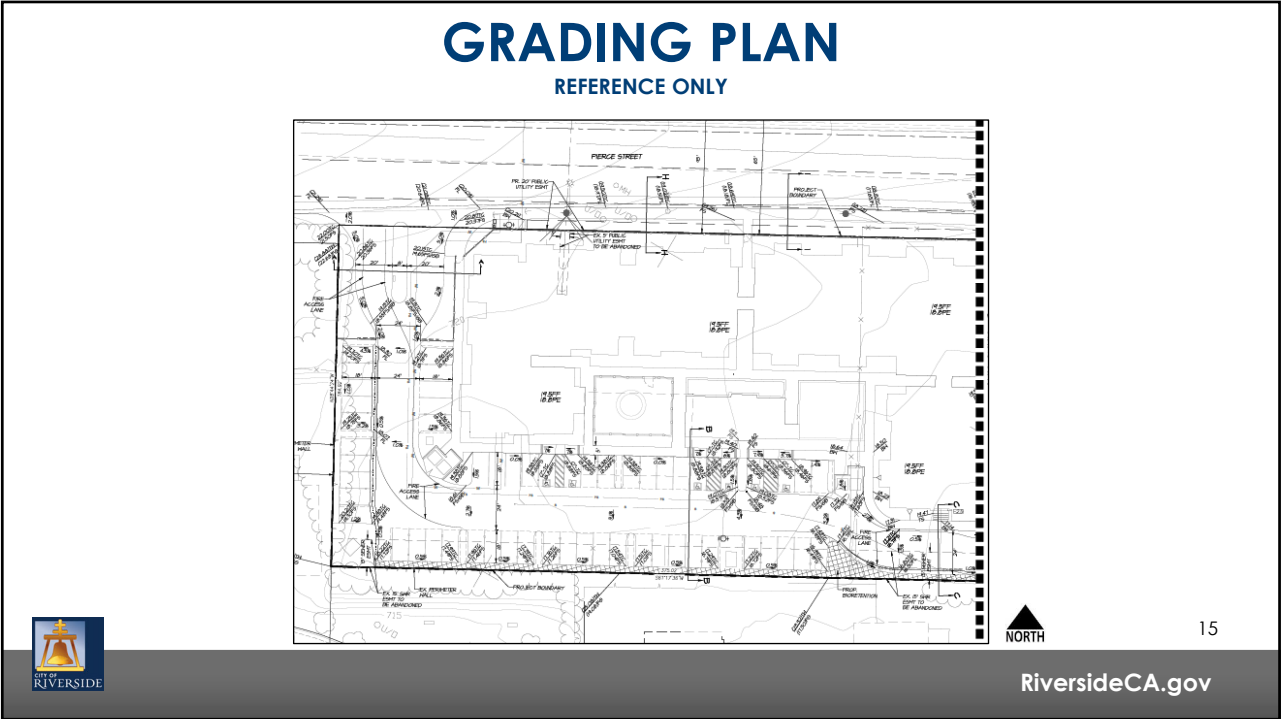
PR-2021-000787 (Site Plan Review)

**Community & Economic  
Development Department**

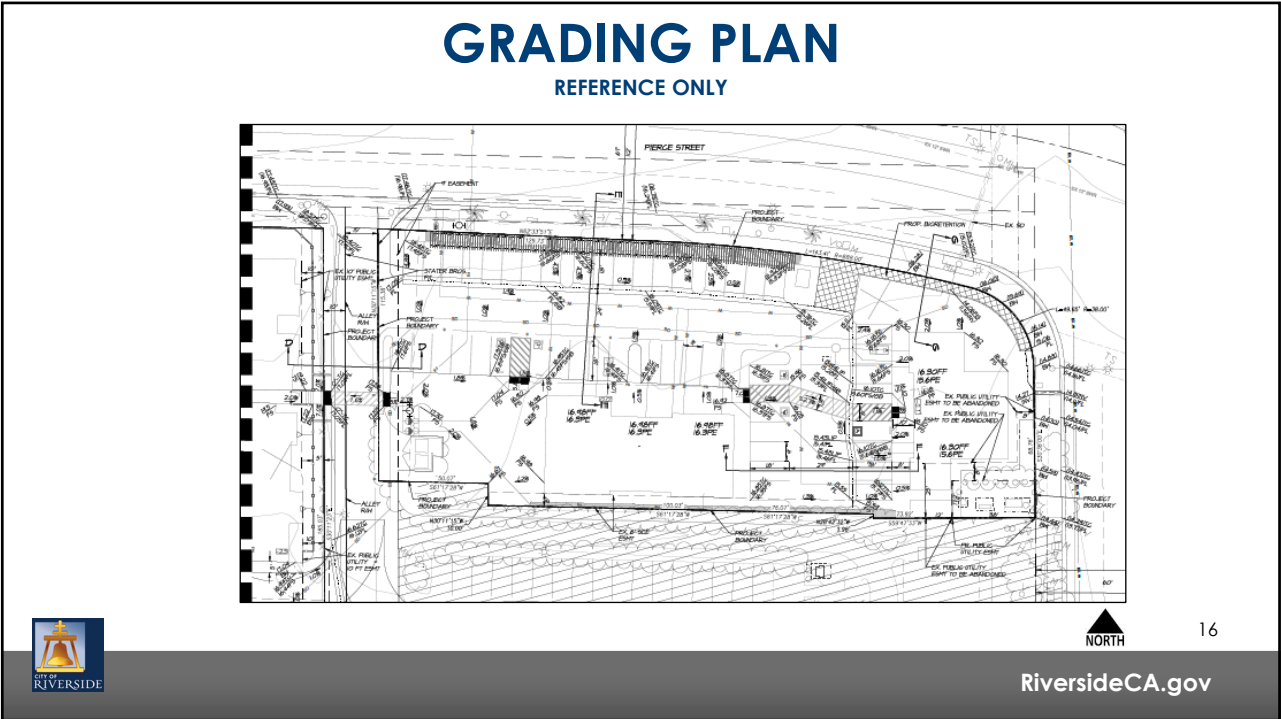
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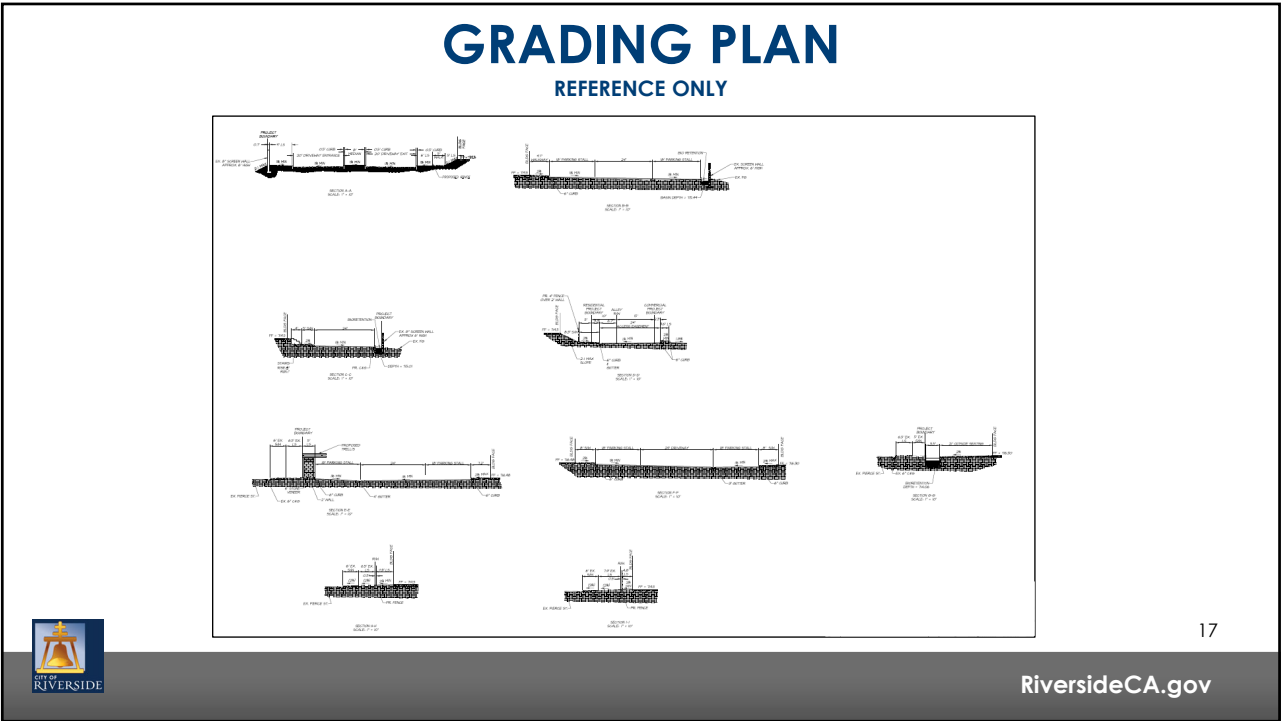
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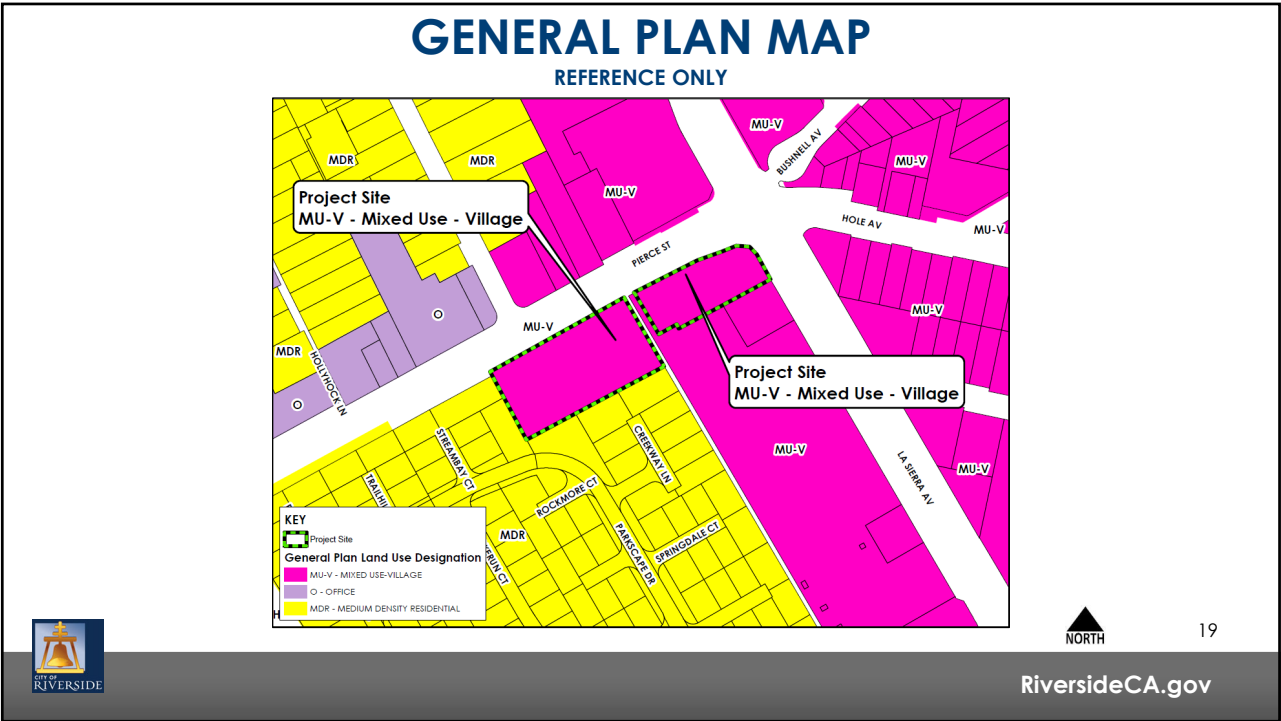
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