

Five Points Mixed-Use

PR-2021-000787 (Site Plan Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 4
October 28, 2021

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LOCATION MAP



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EXISTING SITE PHOTOS

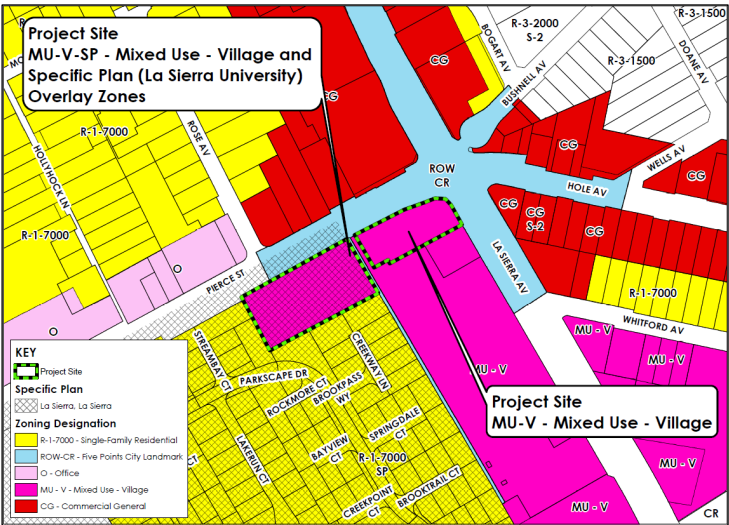


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SPECIFIC PLAN AND ZONING MAP

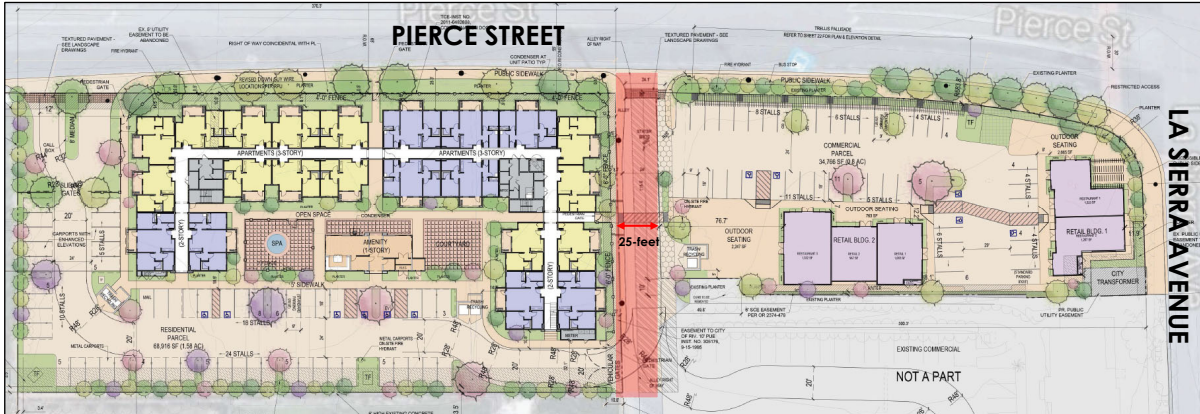


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SITE PLAN



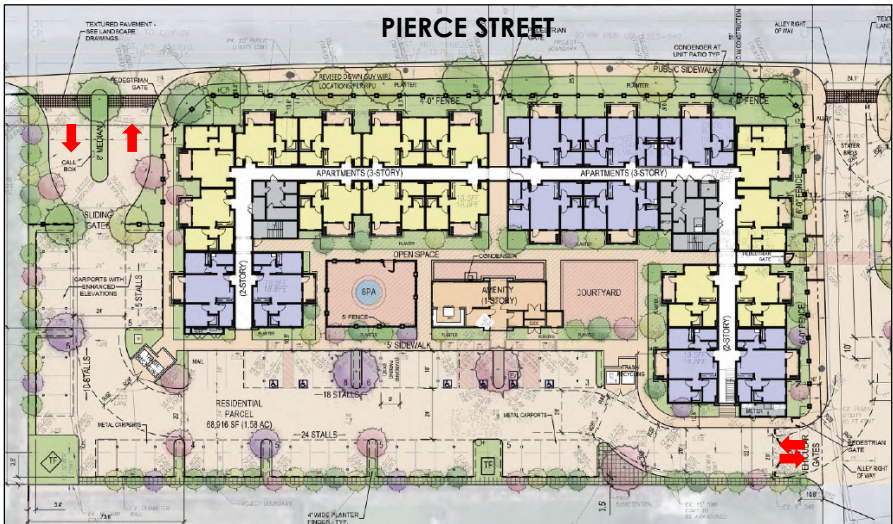
11144 Pierce Street

11124 Pierce Street



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SENIOR HOUSING

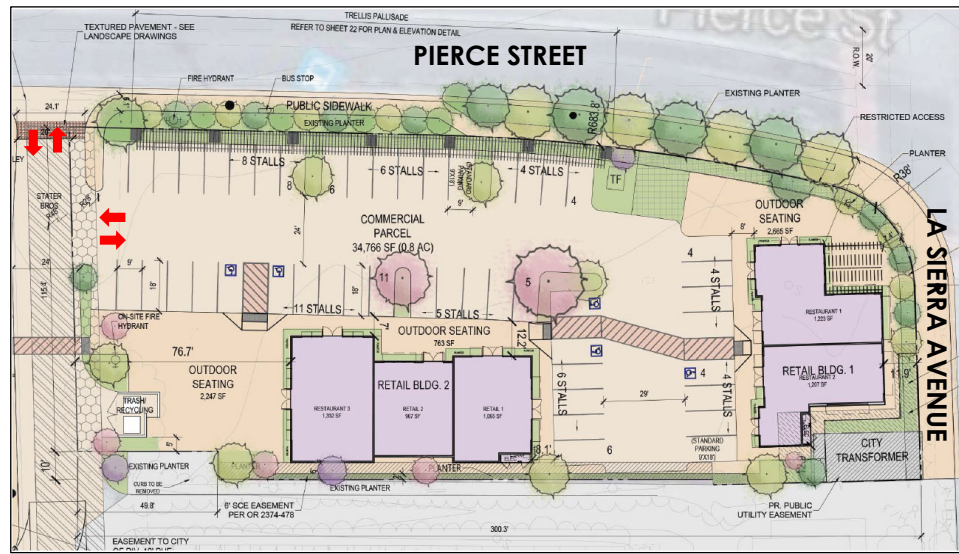


	PLAN 1 - 1BED/1BA 626 SF
	PLAN 2 - 2 BED/2 BA 848 SF
	LEASING/FITNESS/ COMMUNITY ROOM



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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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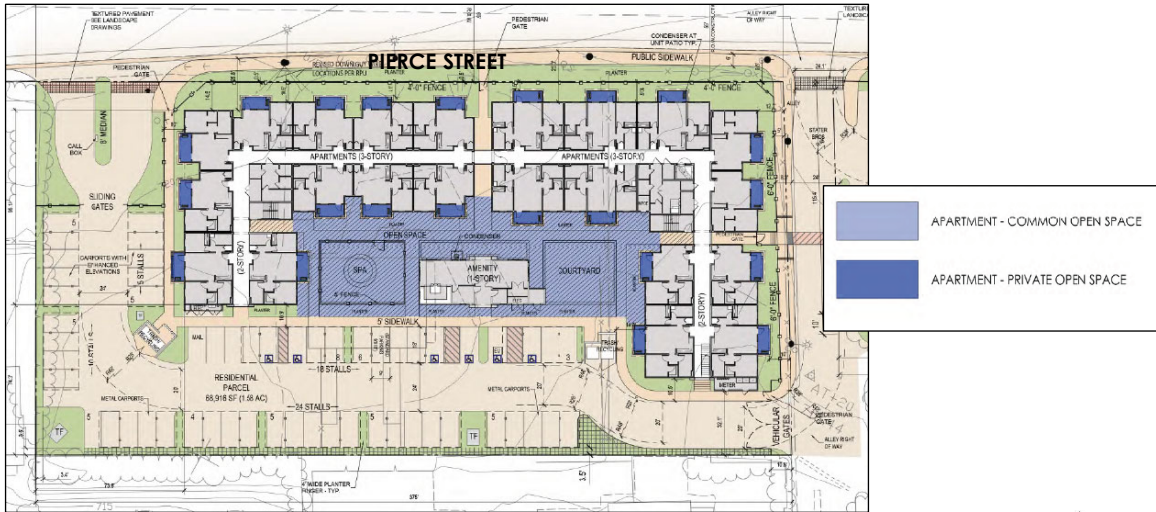
PROJECT RENDERINGS



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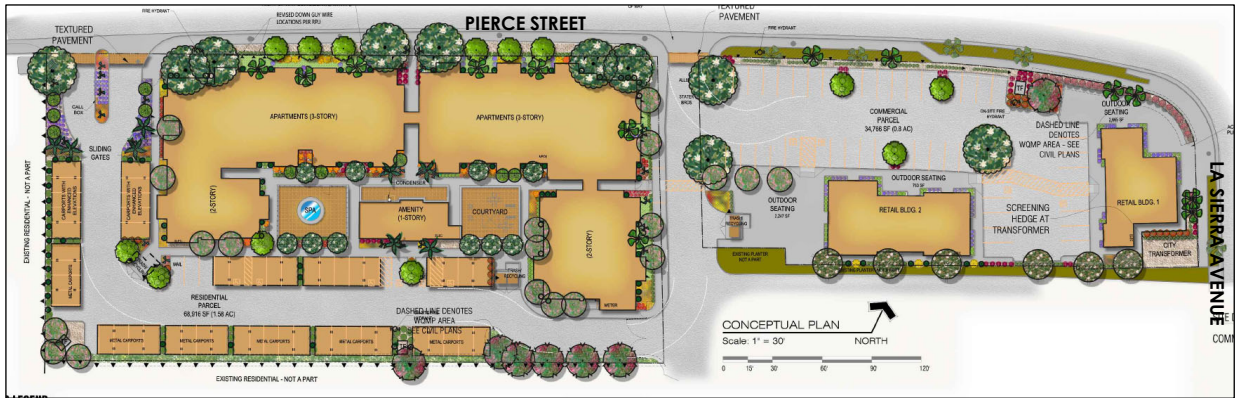
COMMON OPEN SPACE



NORTH 11

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CONCEPTUAL LANDSCAPE PLAN



NORTH 12

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RECOMMENDATIONS

Staff recommends that the Planning Commission:

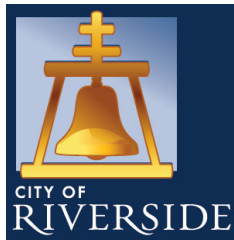
1. **DETERMINE** that the project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017. (SCH No. 2017041039), subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** PR-2021-00787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



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**Community & Economic
Development Department**

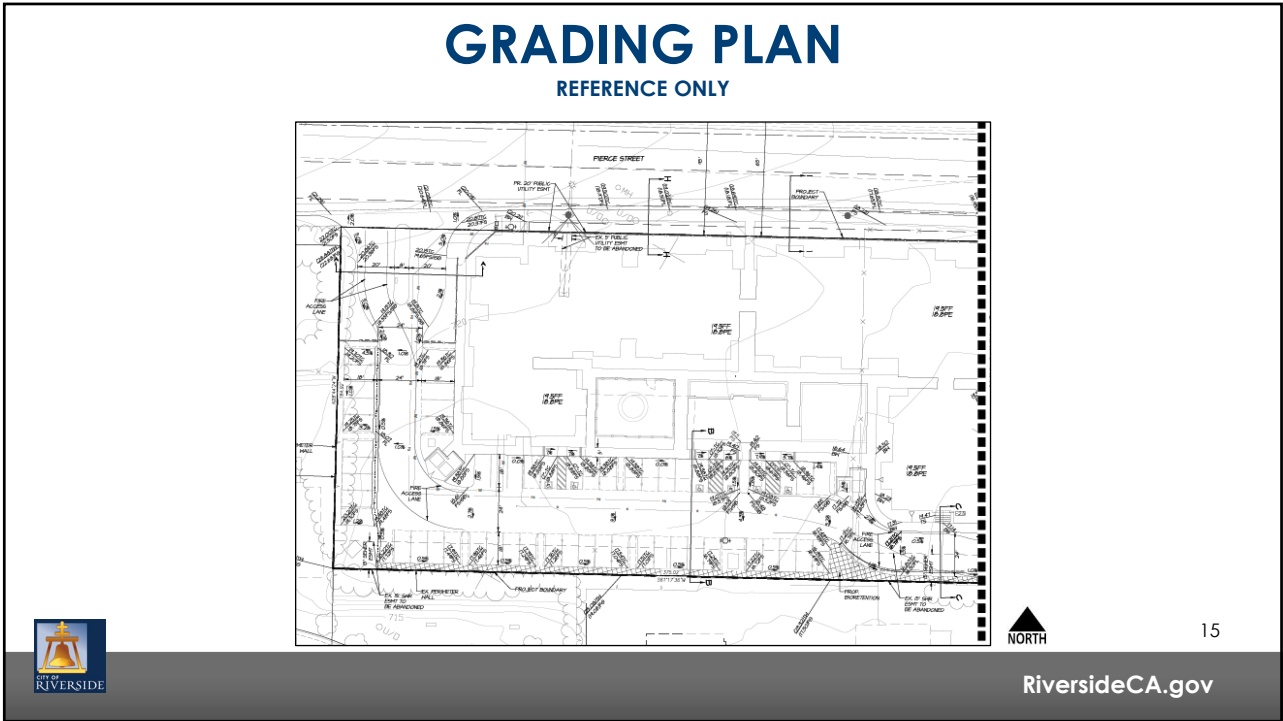
Planning Commission

Agenda Item: **x**

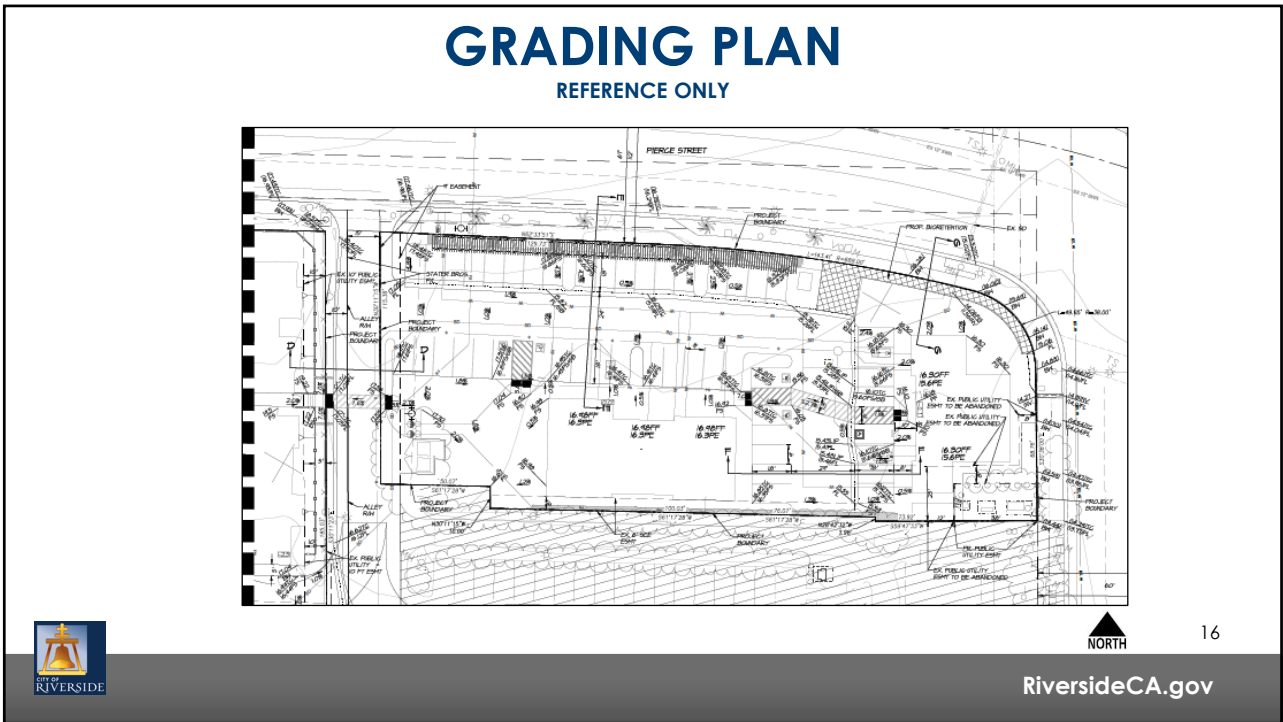
October 28, 2021

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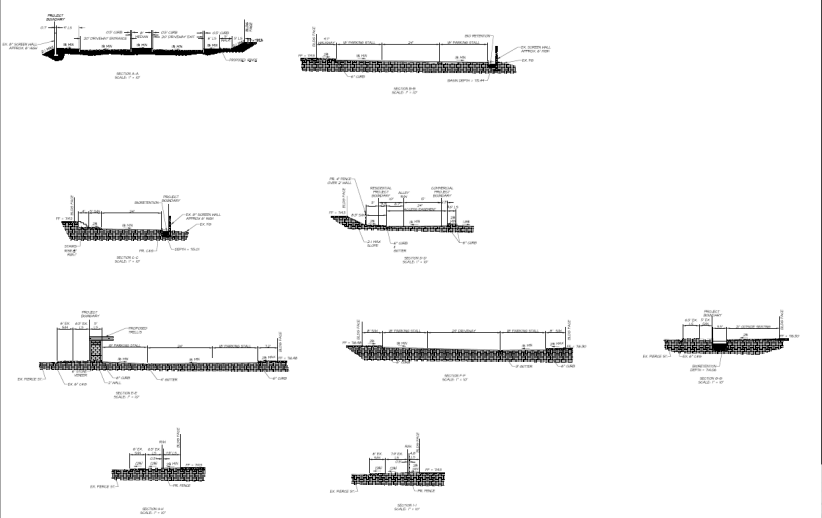
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GRADING PLAN

REFERENCE ONLY



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RESIDENTIAL FLOOR PLANS

REFERENCE ONLY



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