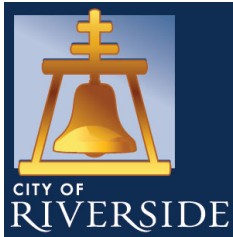


Mikasa Luxury Villas Residential Development Project

PR-2021-001114

(General Plan Amendment, Rezone, & Design Review)

Community & Economic Development Department



City Council
April 21, 2026

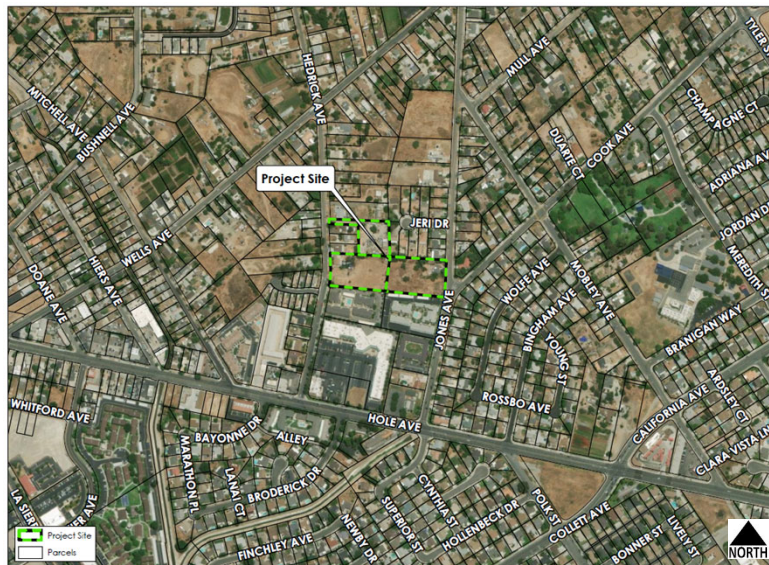


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LOCATION MAP



2



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2

EXISTING SITE PHOTOS

1

2

3

4

Project Site

JONES AVE

WELLS AVE

DR

NORTH

3

4

3



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HOUSING ELEMENT SITE MAP

WELLS AVE

MIMOSA HILL CT

MEDICITY AVE

JONES AVE

COOK AVE

WOLVE AVE

MOLEY AVE

BINGHAM AVE

Housing Element Site - RHNA 5th & 6th Cycle

Project Site

Parcels

Housing Element Site

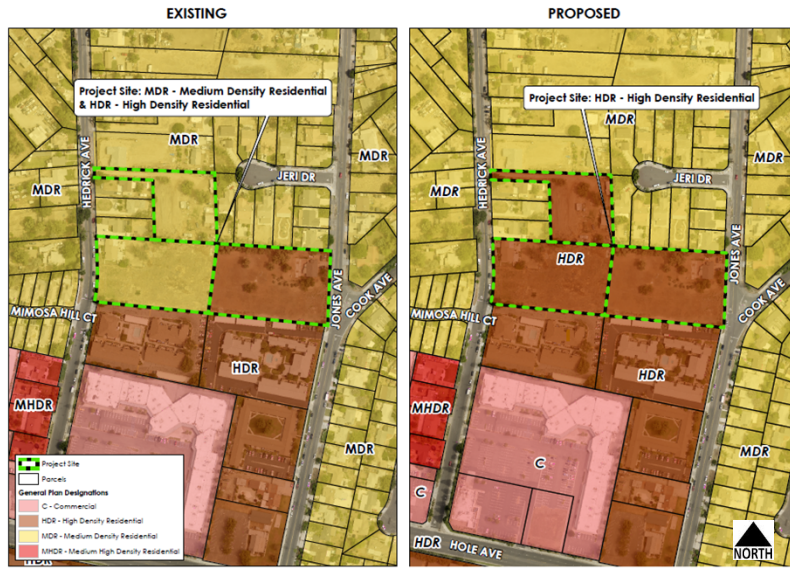
NORTH



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GENERAL PLAN MAP (EXISTING AND PROPOSED)

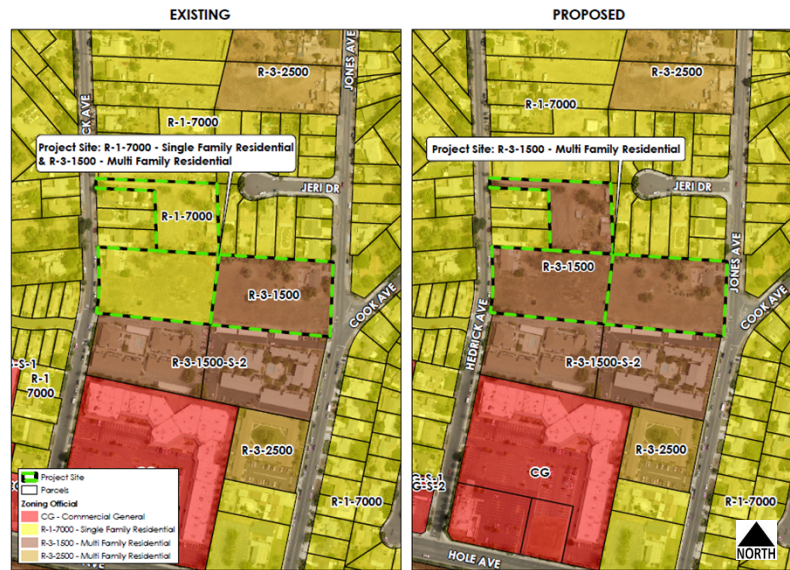


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ZONING MAP (EXISTING AND PROPOSED)



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SITE PLAN

Legend

- 2-story building
- 3-story building

NOTE: HARDSCAPE DESIGN / WALL AND FENCE LAYOUT IS PROVIDED BY OWNER

Hedrick Avenue

Jones Avenue

Cook Avenue

NORTH

7

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ELEVATIONS/RENDERINGS

View from Jones Avenue

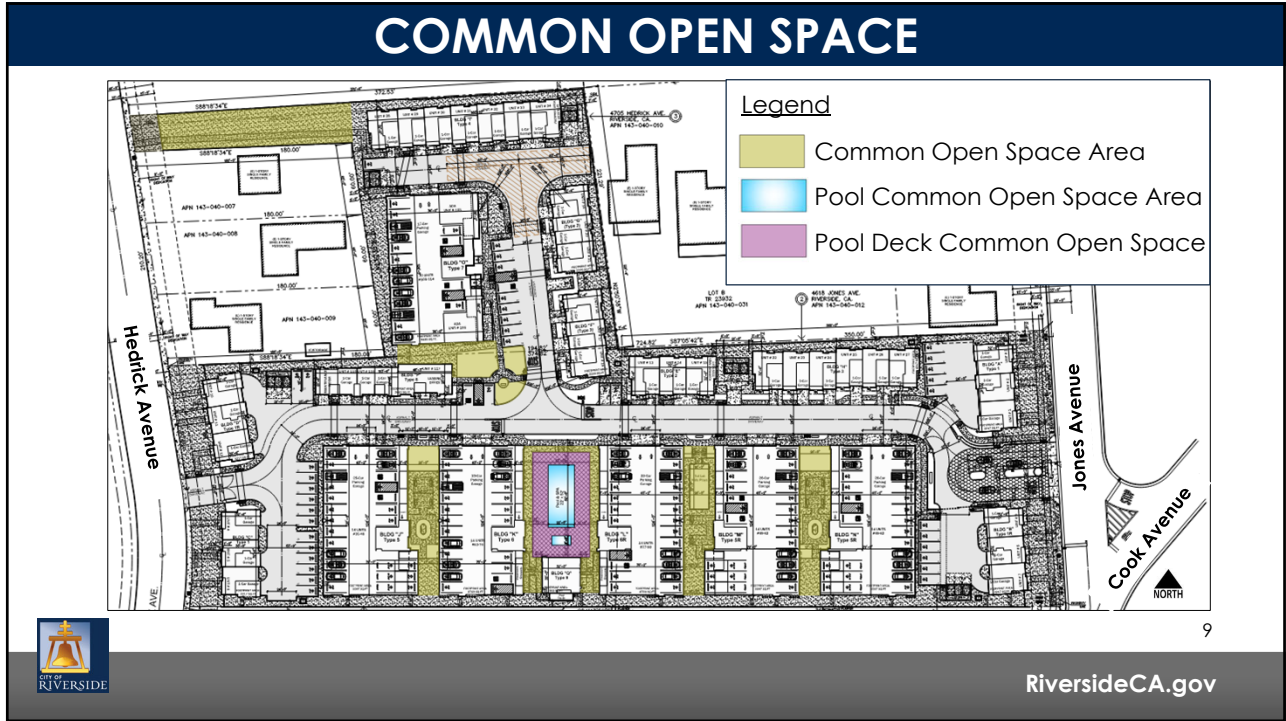
Internal View of Project Site

Internal View of Project Site

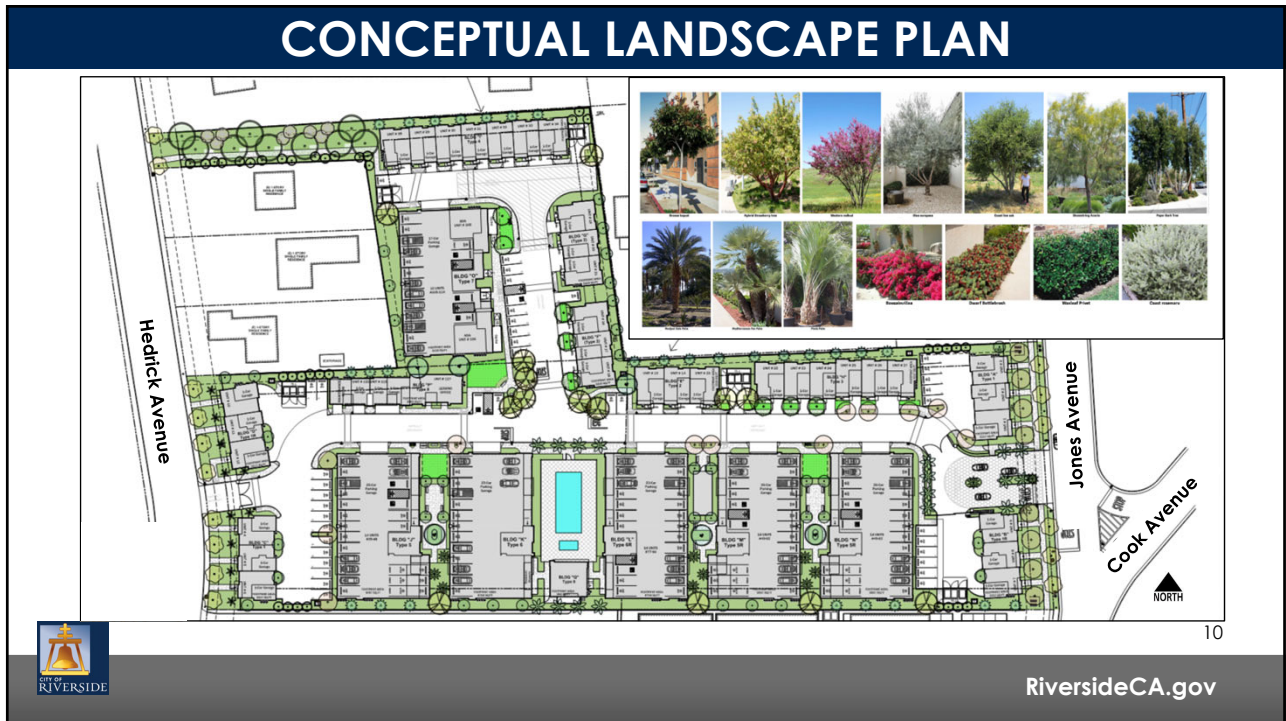
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RECOMMENDATIONS

Staff recommends that City Council:

1. **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 Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Planning Case PR-2021-001114 (General Plan Amendment, Rezone, and Design Review) 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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RECOMMENDATIONS

4. **ADOPT** the attached Resolution to amend the General Plan 2025 land use designation of approximately 2.72 acres from MDR – Medium Density Residential to HDR – High Density Residential; and
5. **INTRODUCE AND SUBSEQUENTLY ADOPT** the attached Ordinance amending the Zoning Code.



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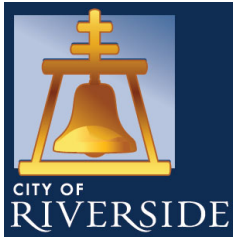
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Mikasa Luxury Villas Residential Development Project

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City Council
April 21, 2026

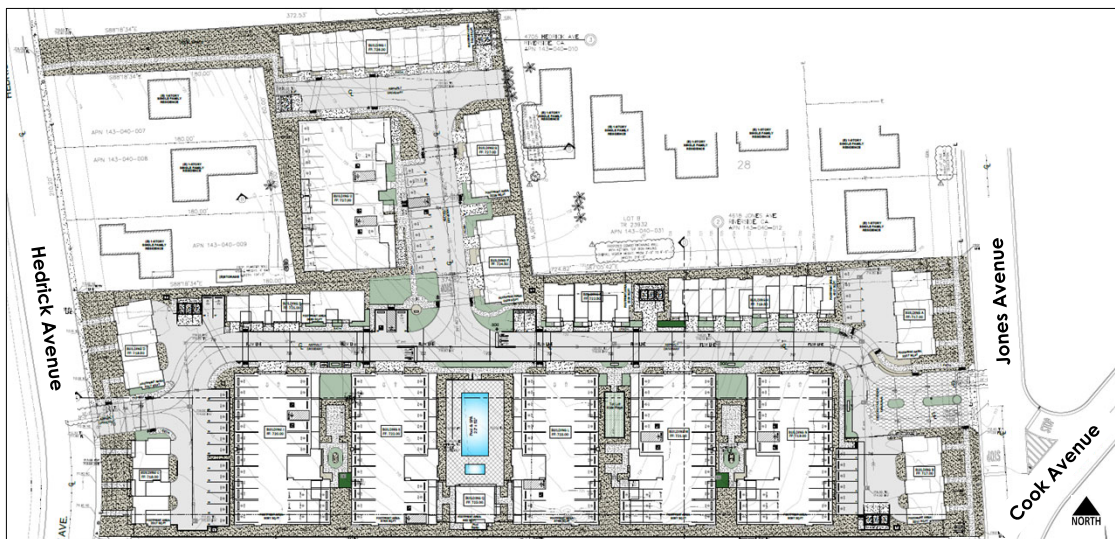


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GRADING PLAN (Reference Only)



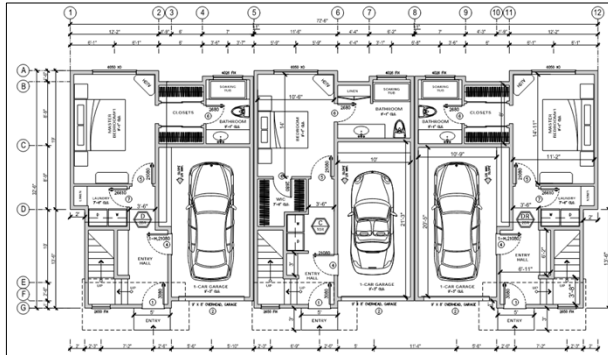
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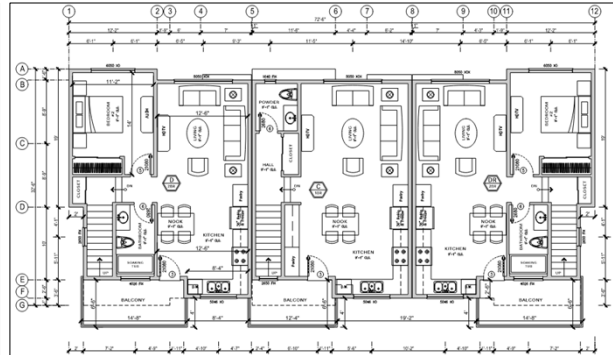
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2-STORY BUILDING FLOOR PLAN

(Reference Only)



First Floor



Second Floor



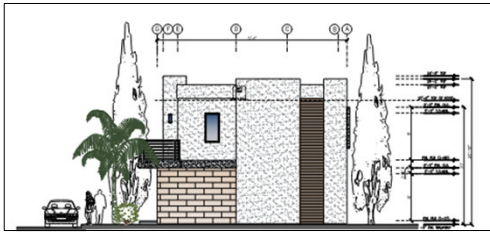
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2-STORY BUILDING ELEVATIONS

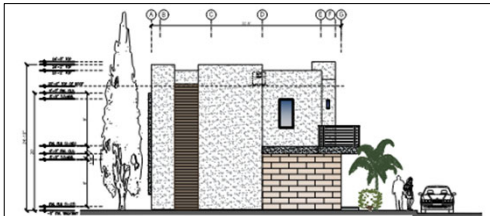
(REFERENCE ONLY)



East Elevation



South Elevation



West Elevation



North Elevation

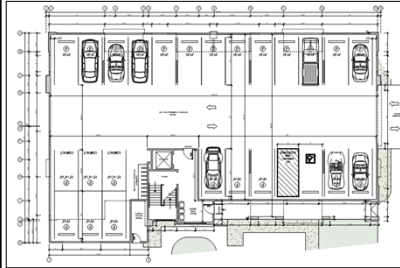


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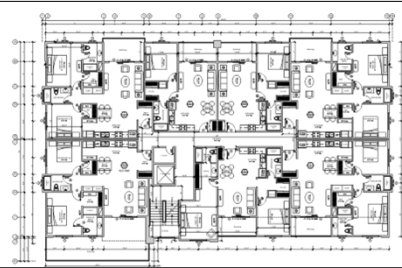
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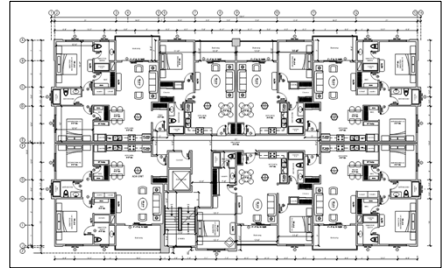
3-STORY BUILDING FLOOR PLAN (FOR REFERENCE ONLY)



First Floor Plan



Second Floor Plan



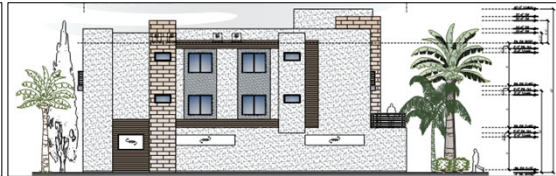
Third Floor Plan



3-STORY BUILDING ELEVATIONS (REFERENCE ONLY)



East Elevation



South Elevation



West Elevation



North Elevation



