

IRON LOFTS MIXED USE

PR-2023-001469

(General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Tract Map & Site Plan Review)

Community & Economic Development Department

Planning Commission

Agenda Item: 2

May 21, 2026

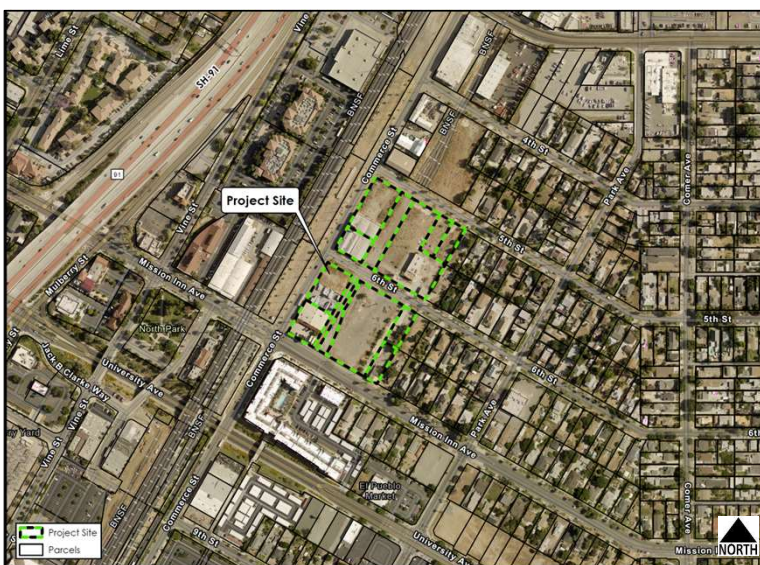


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LOCATION MAP



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EXISTING SITE PHOTOS

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GENERAL PLAN MAP (EXISTING AND PROPOSED)

| Existing | Proposed |
|----------|----------|
| | |

Legend:

- Project Site (Green dashed outline)
- Parcels (White outline)
- Land Use Designations:
 - B/OP - Business/Office Park (Blue)
 - C - Commercial (Red)
 - MDR - Medium Density Residential (Yellow)
 - MU-U - Mixed Use Urban (Purple)
 - MU-V - Mixed Use Village (Pink)

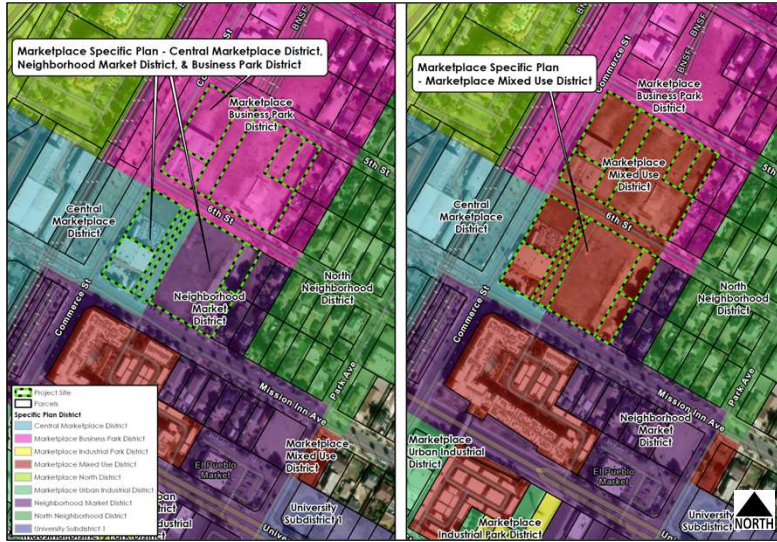
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SPECIFIC PLAN MAP (EXISTING AND PROPOSED)

Existing

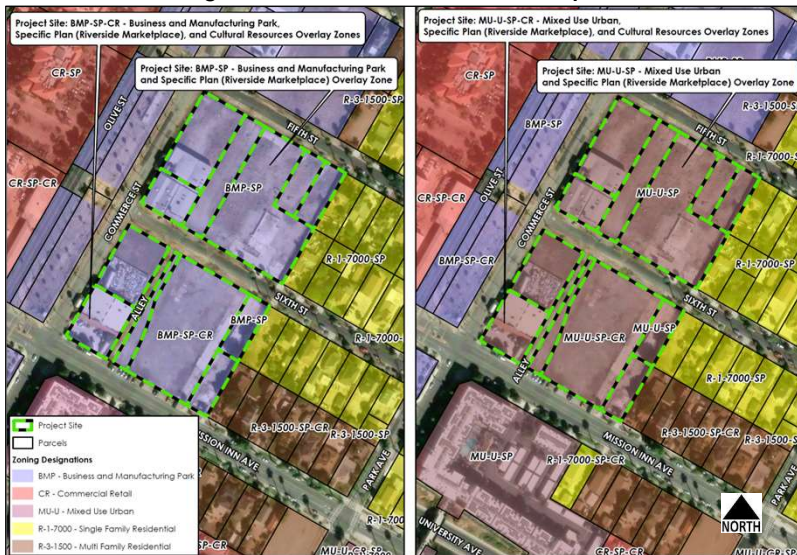
Proposed

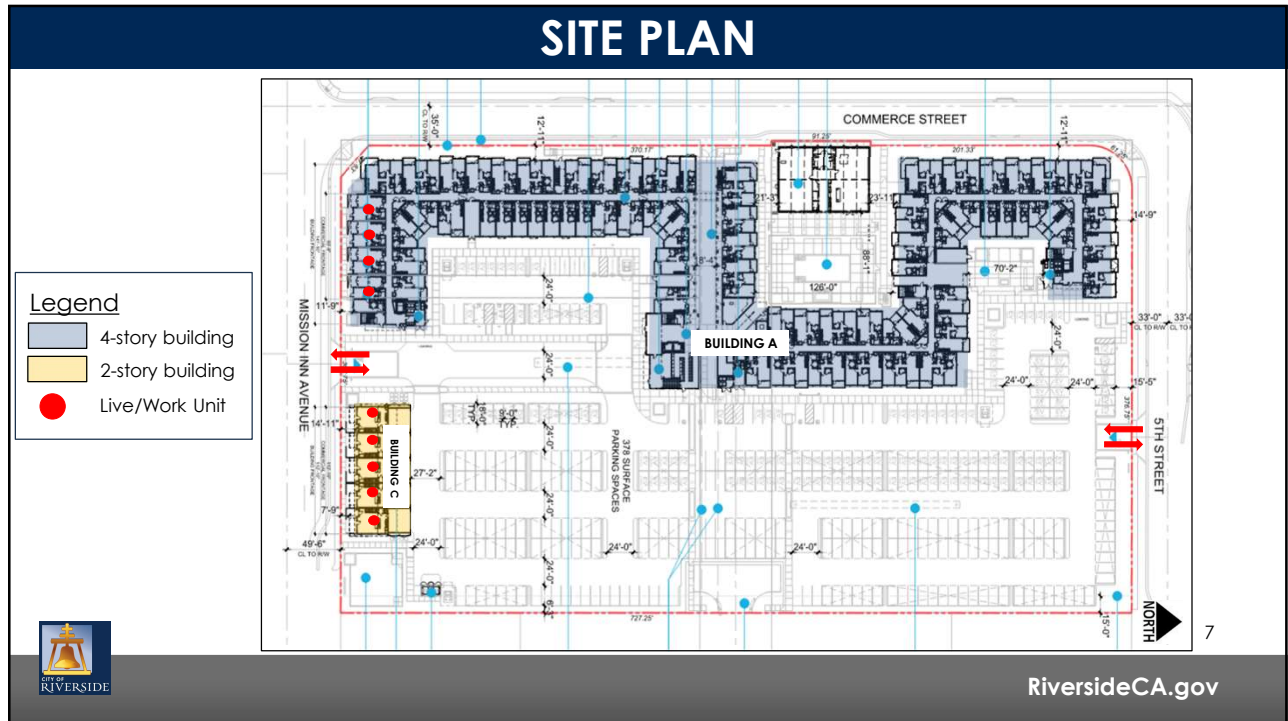


ZONING MAP (EXISTING AND PROPOSED)

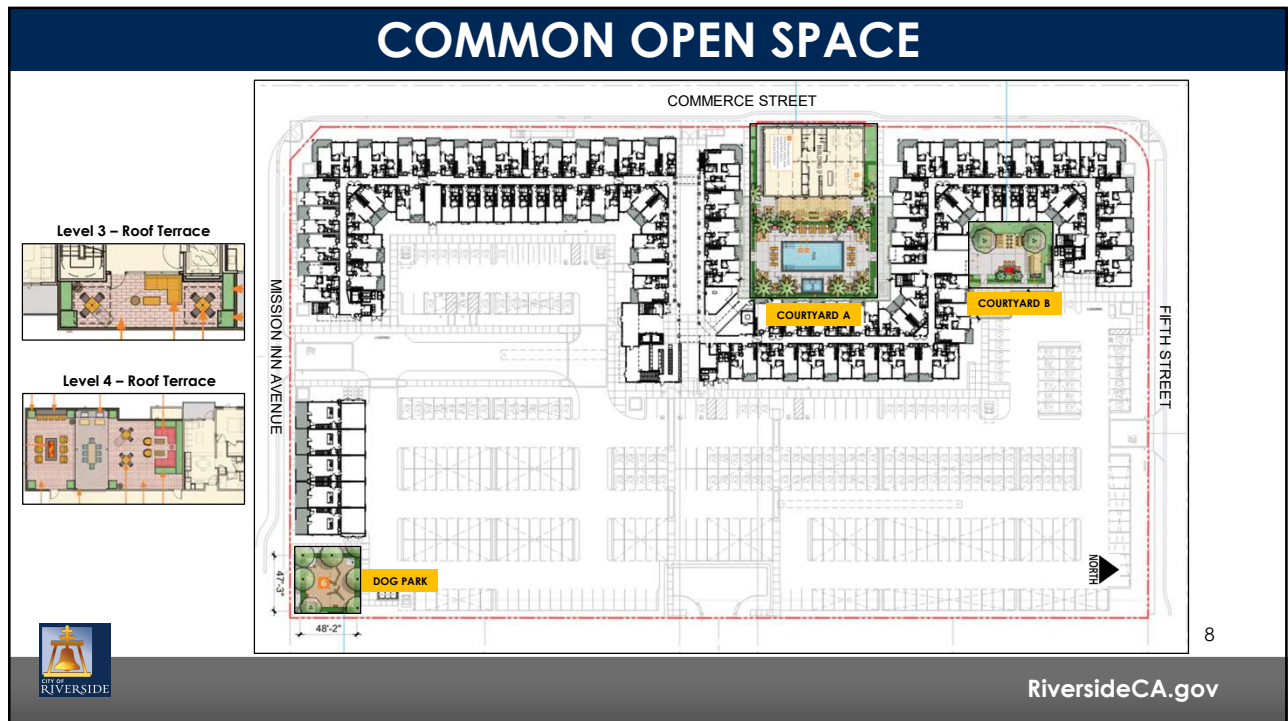
Existing

Proposed





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CONCEPTUAL LANDSCAPE PLAN

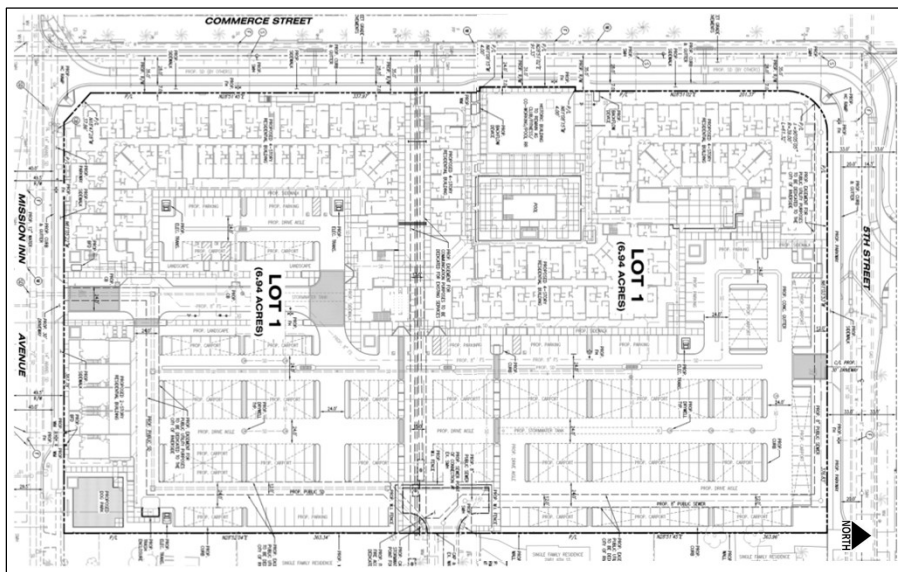


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TENTATIVE TRACT MAP




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BOARD & COMMISSION PURVIEW


| CULTURAL HERITAGE BOARD | PLANNING COMMISSION |
|--|---|
| <ul style="list-style-type: none"> Rehabilitation and adaptive re-use of the Barley Mills Building Architecture of the proposed mixed-use building | <ul style="list-style-type: none"> Land Use compatibility Site Design Land Subdivision |




Barley Mills Building








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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council 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. **RECOMMEND that the City Council APPROVE** Planning Case PR-2023-001469 (General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Tract Map, and Site Plan 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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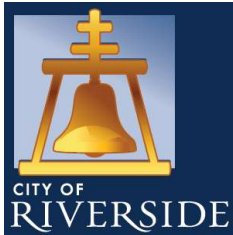
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ELEVATIONS/RENDERINGS

(Reference Only)



STREET SCENE FROM MISSION INN AVENUE | BUILDINGS A & C



CORNER OF MISSION INN AVENUE AND COMMERCE STREET | BUILDING A



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ELEVATIONS/RENDERINGS

(Reference Only)



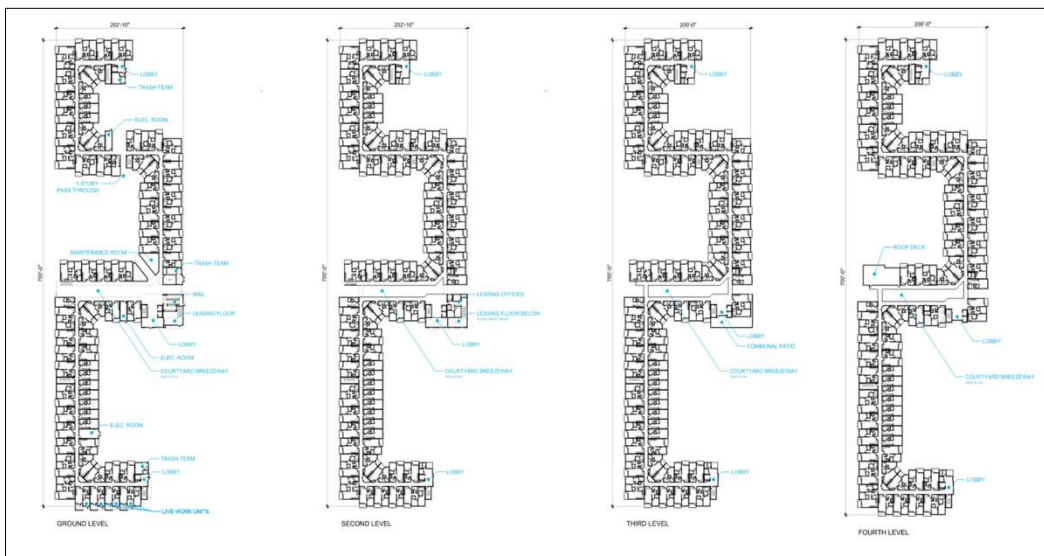
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BUILDING A FLOOR PLANS (4-STORY)

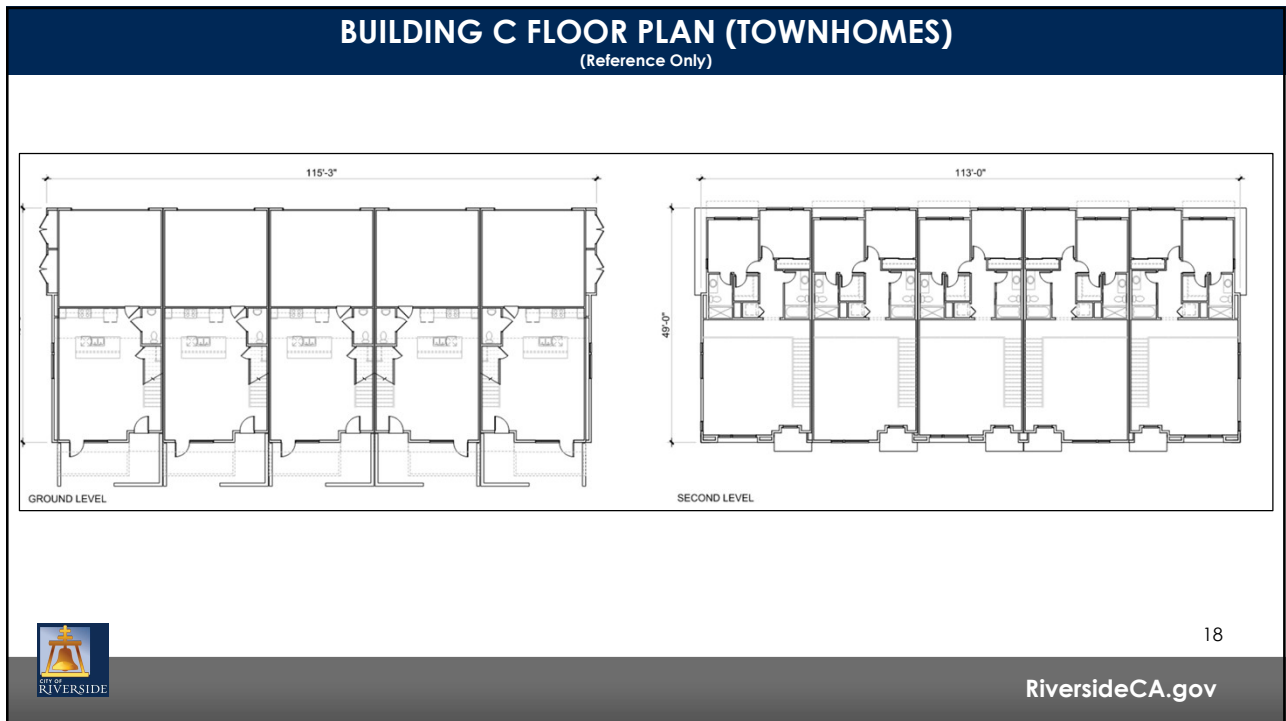
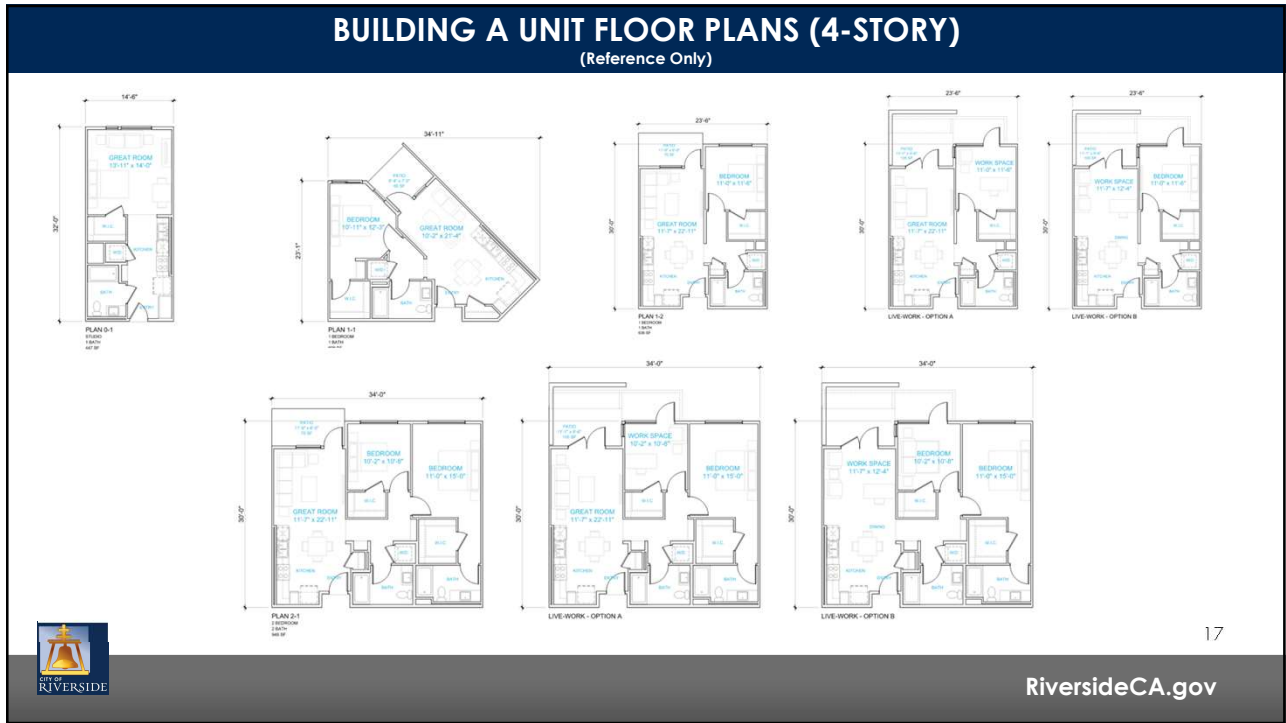
(Reference Only)



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TOWNHOME UNIT FLOOR PLANS (FOR REFERENCE ONLY)

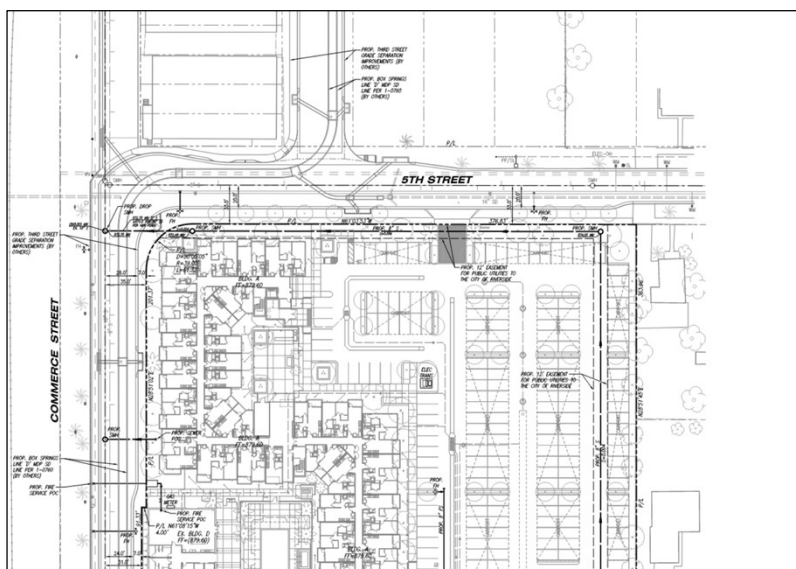


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PRELIMINARY GRADING (REFERENCE ONLY)

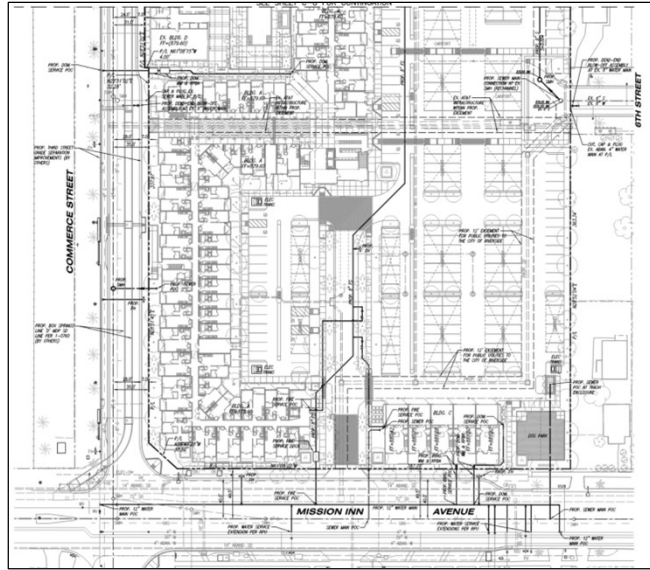


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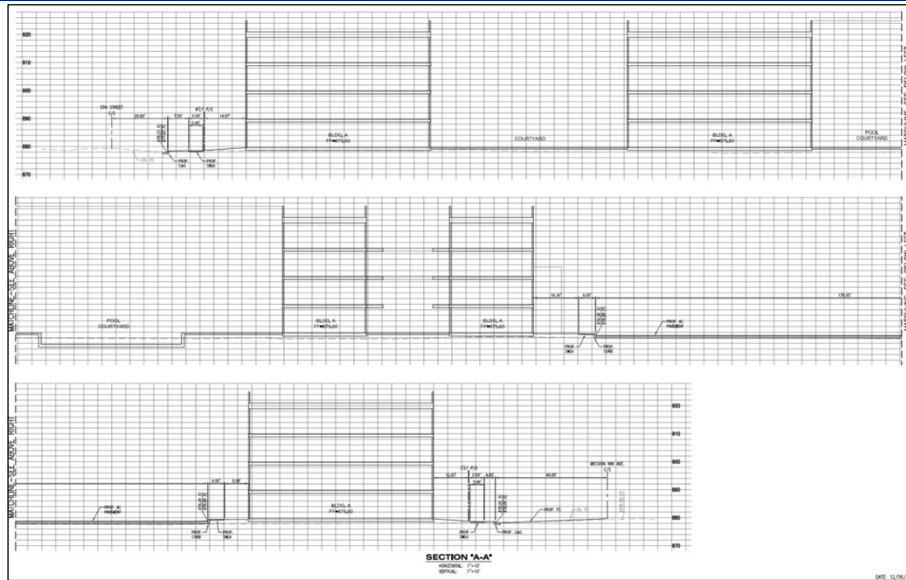


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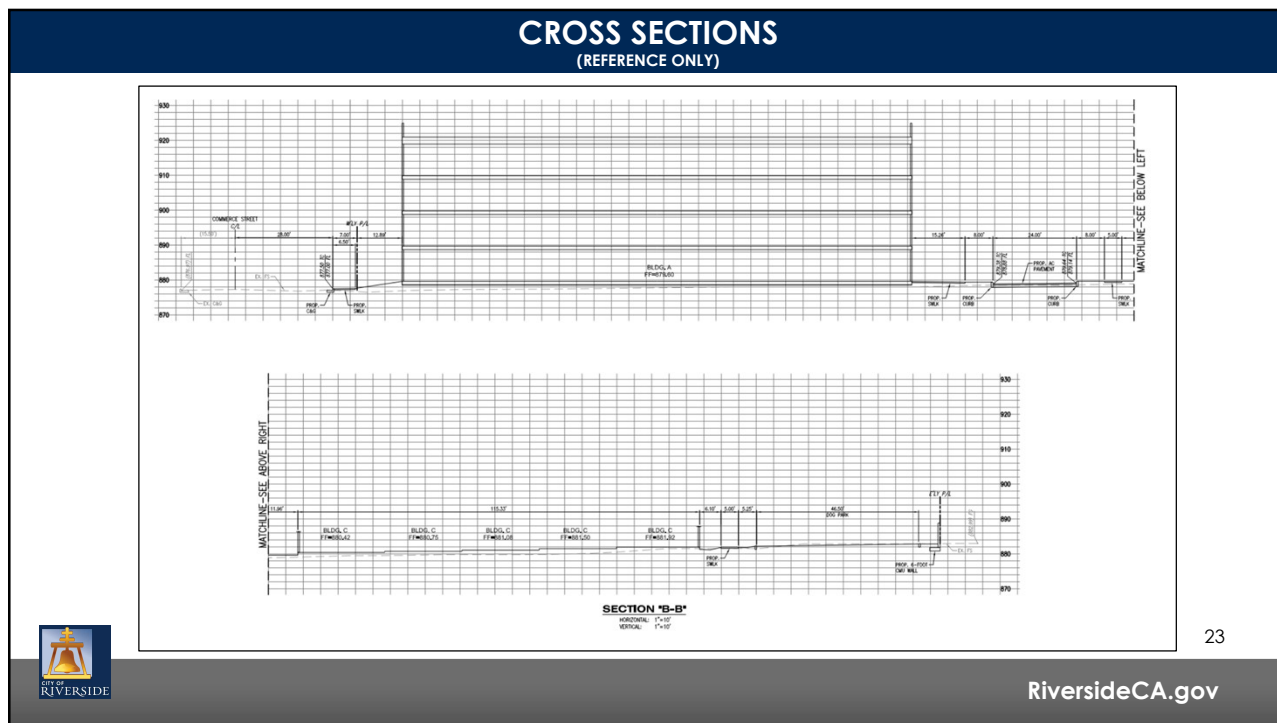
CROSS SECTIONS (REFERENCE ONLY)



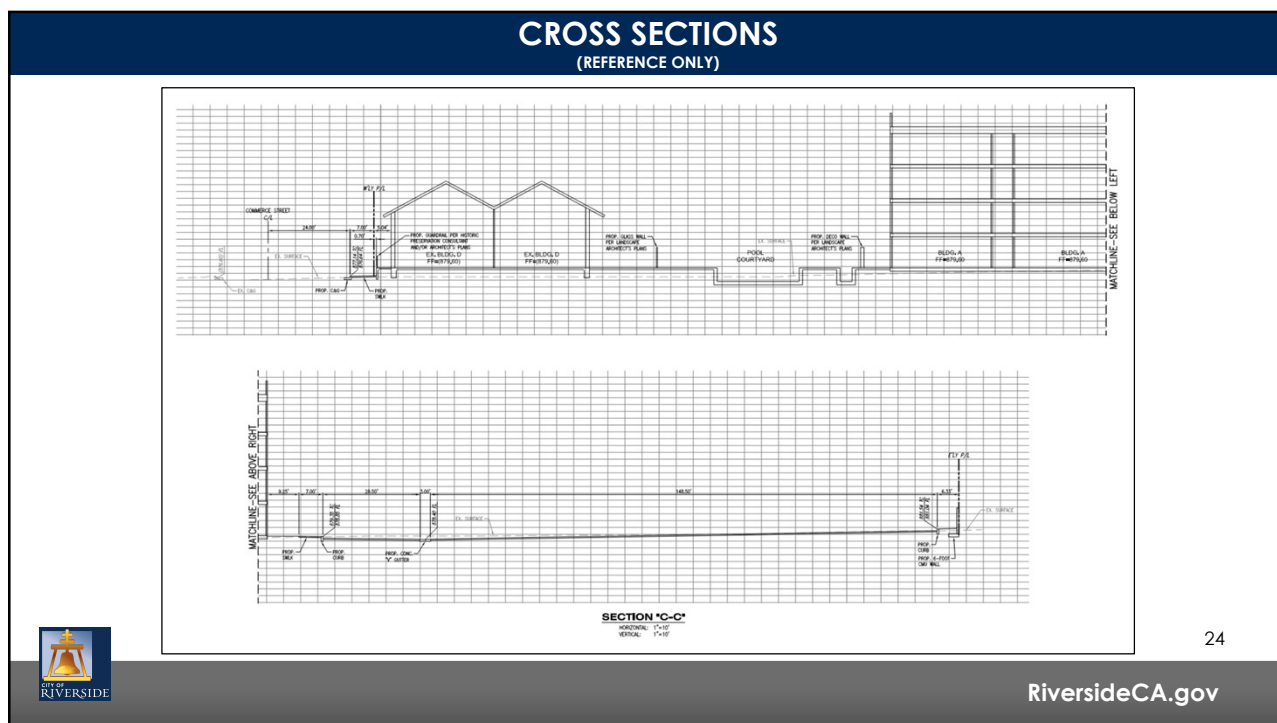
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