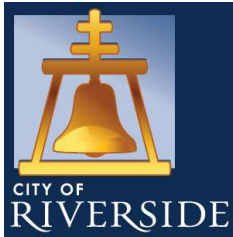


Mikasa Luxury Villas Residential Development Project

PR-2021-001114

(General Plan Amendment, Rezone, & Design Review)

Community & Economic Development Department



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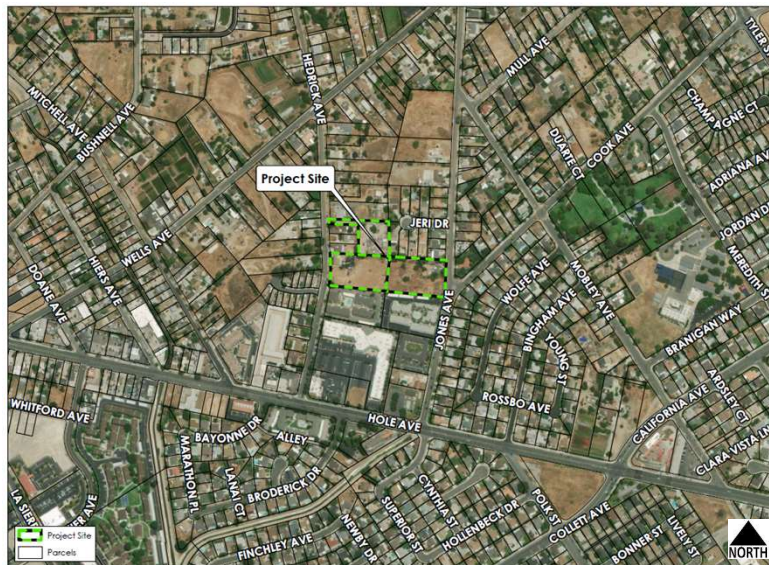


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LOCATION MAP



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EXISTING SITE PHOTOS



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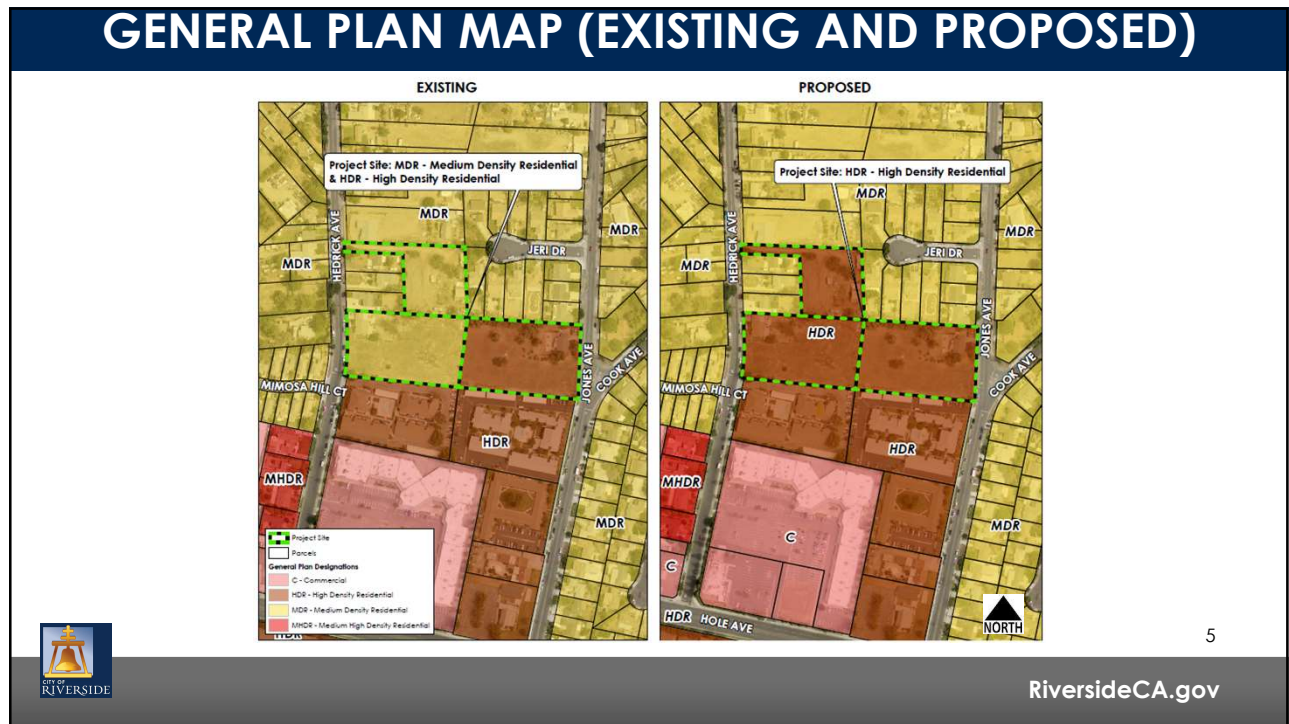
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HOUSING ELEMENT SITE MAP

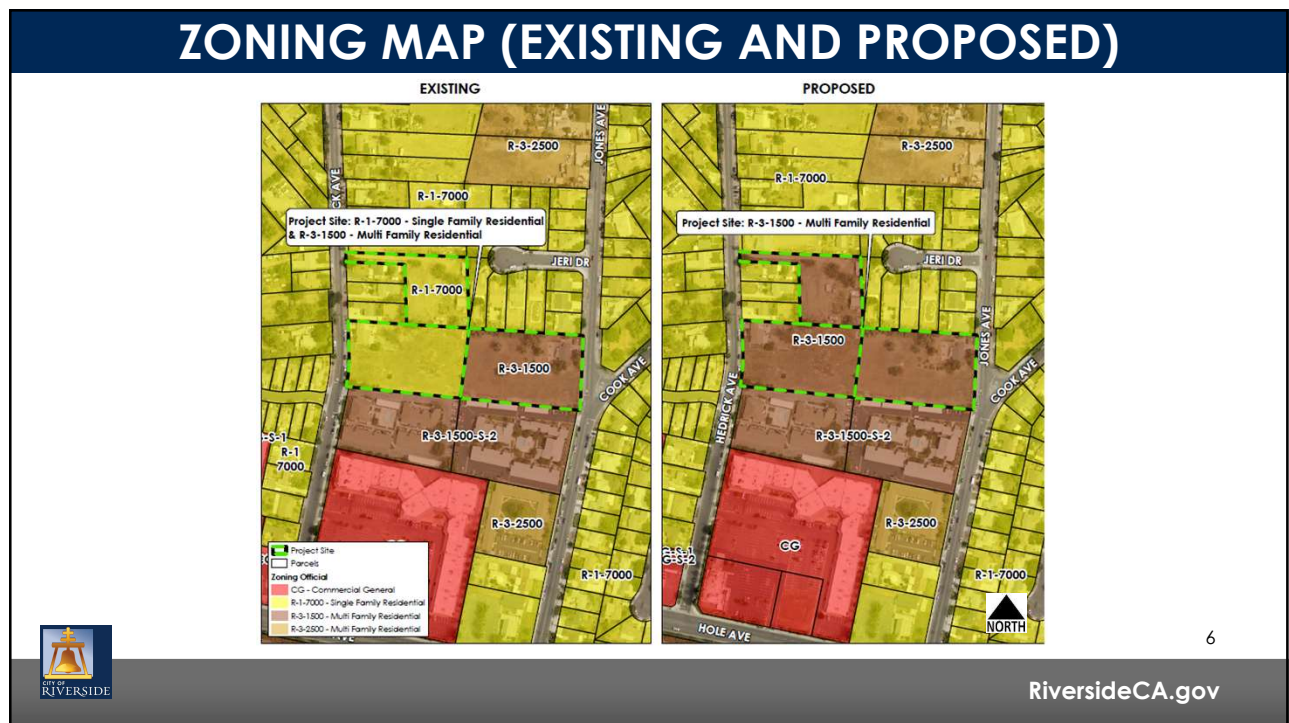


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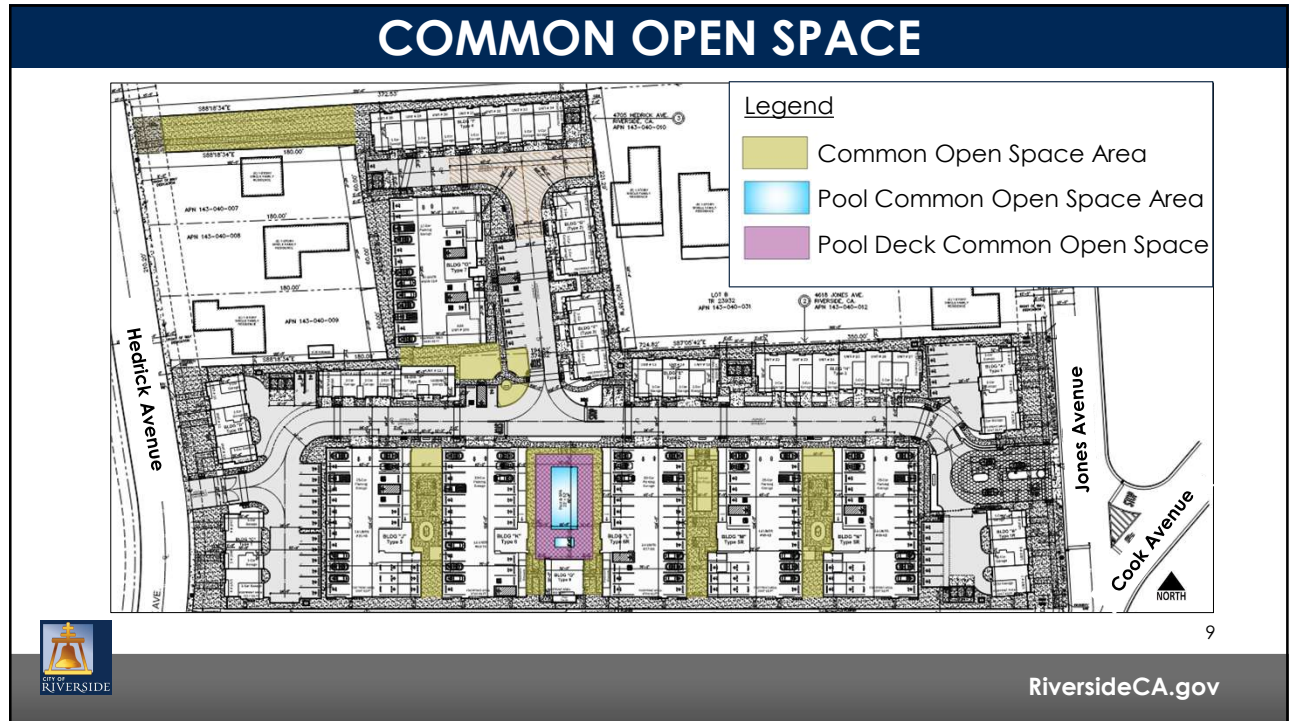
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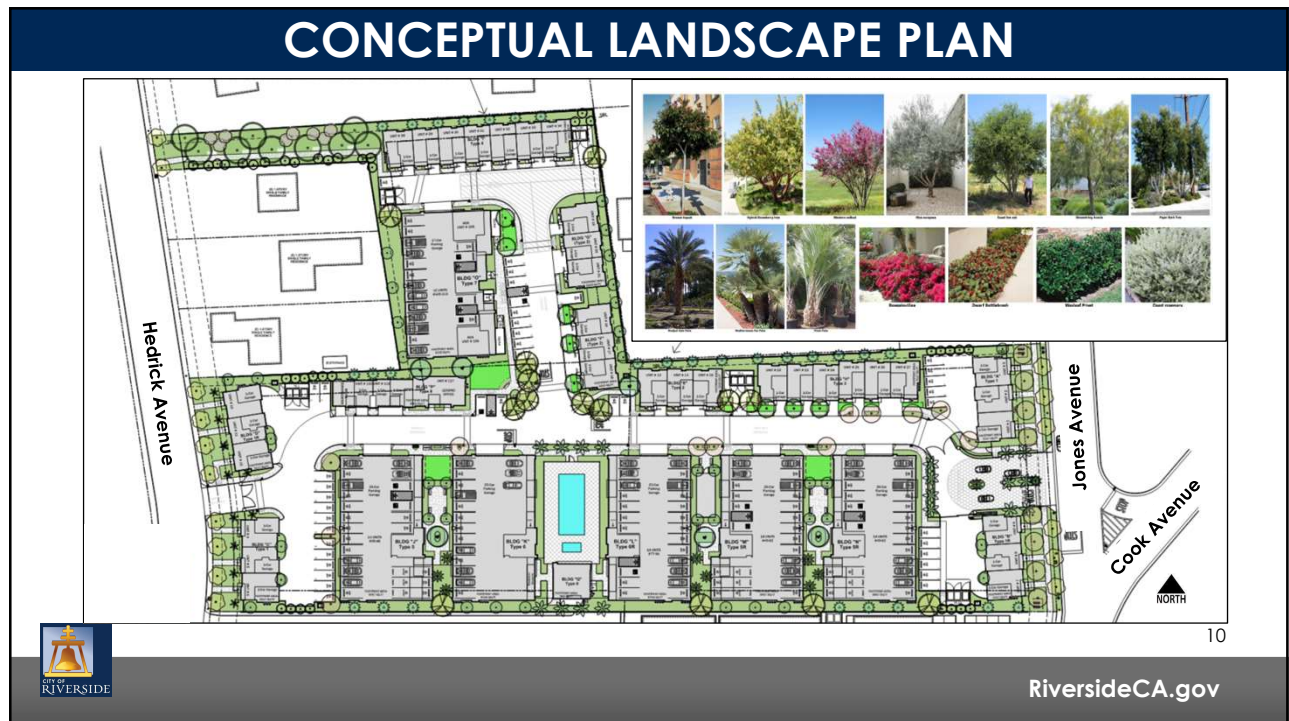
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RECOMMENDATIONS

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-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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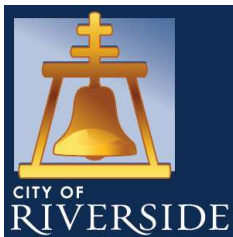
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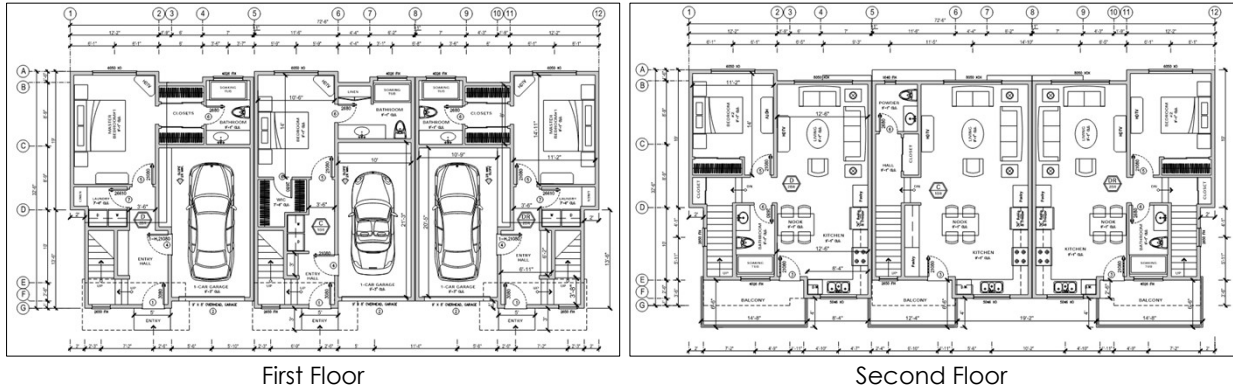
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2-STORY BUILDING FLOOR PLAN

(Reference Only)



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2-STORY BUILDING ELEVATIONS

(REFERENCE ONLY)



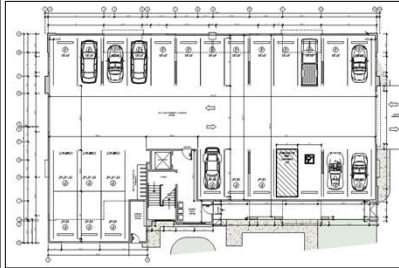
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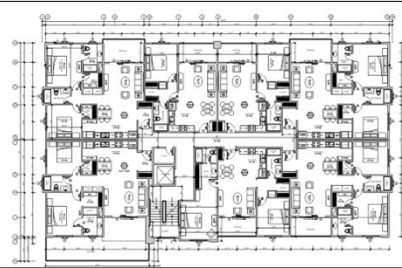
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3-STORY BUILDING FLOOR PLAN

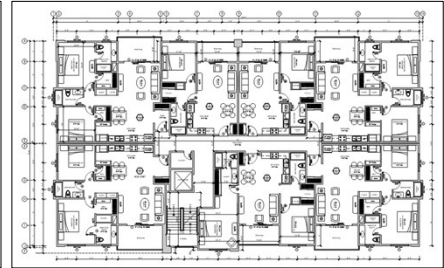
(FOR REFERENCE ONLY)



First Floor Plan



Second Floor Plan



Third Floor Plan



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3-STORY BUILDING ELEVATIONS

(REFERENCE ONLY)



East Elevation



South Elevation



West Elevation



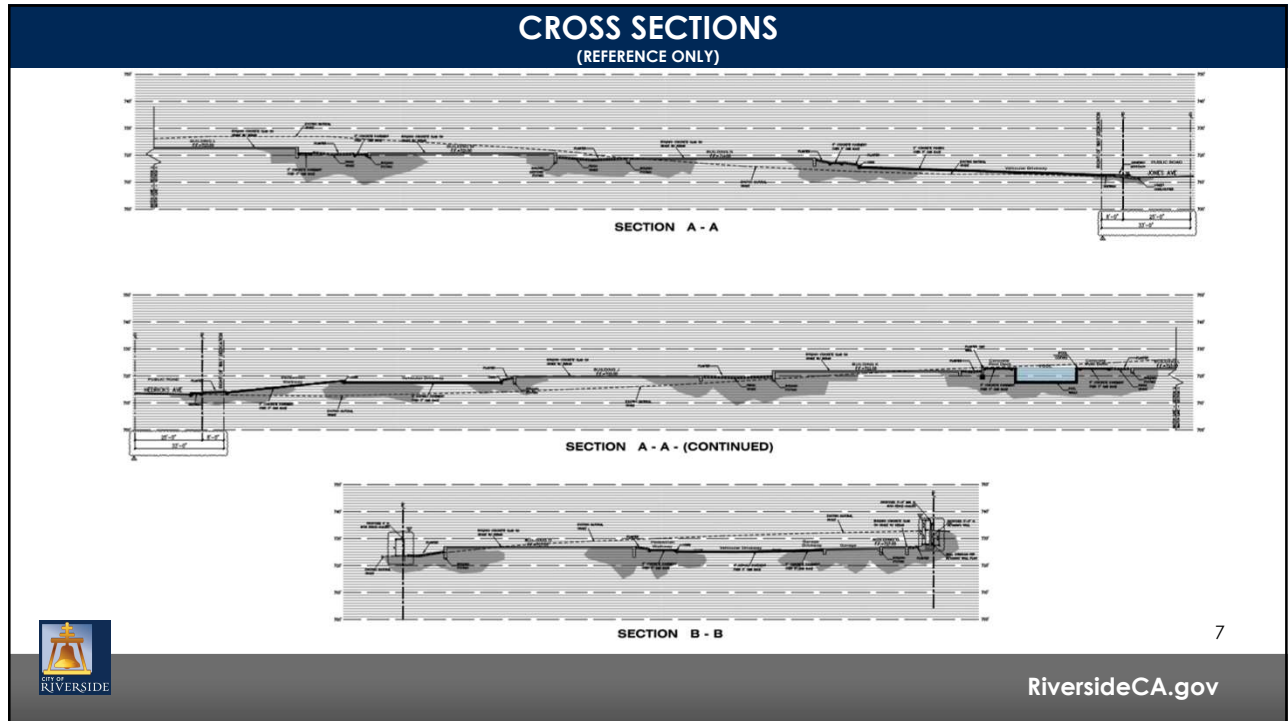
North Elevation



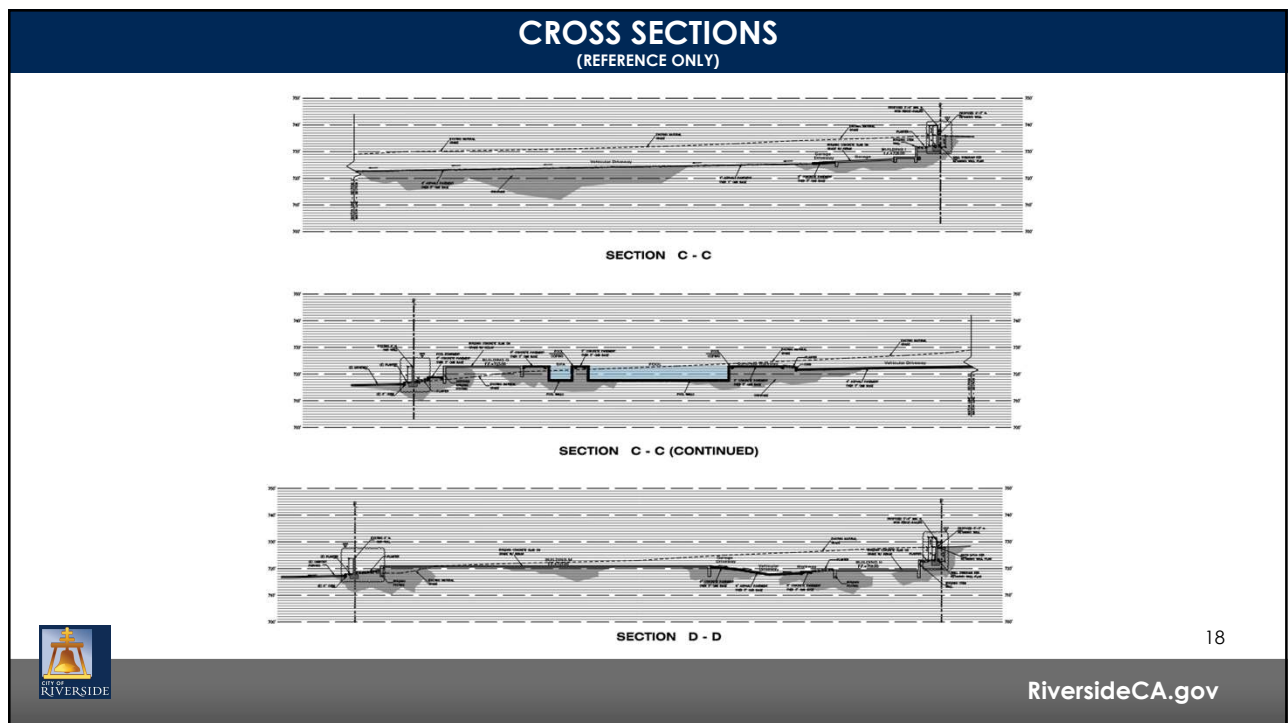
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