

2443 Mary Street PLANNED RESIDENTIAL DEVELOPMENT

PC-2025-00983

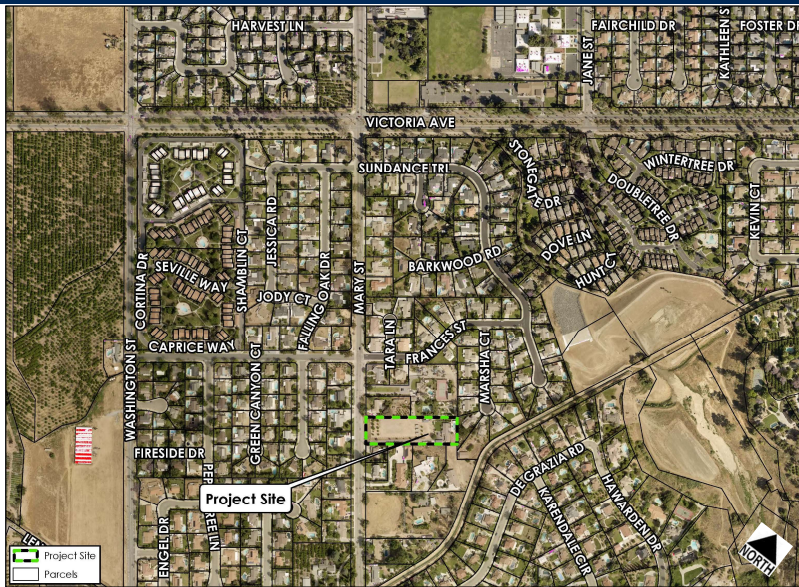
(Tentative Tract Map, Planned Residential Development Permit, and Design Review)

Community & Economic Development Department

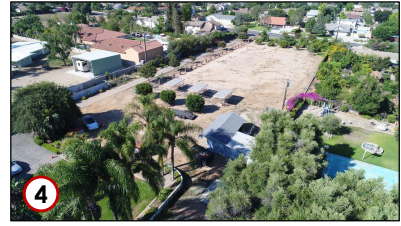
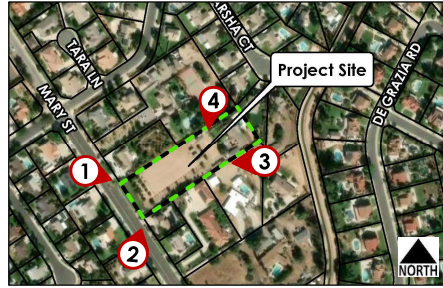
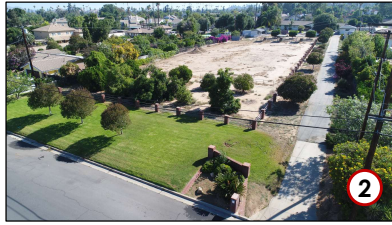
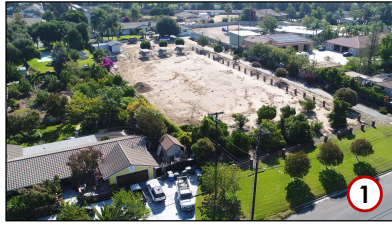
Planning Commission Agenda Item: 03 July 16, 2026



LOCATION MAP



EXISTING SITE PHOTOS

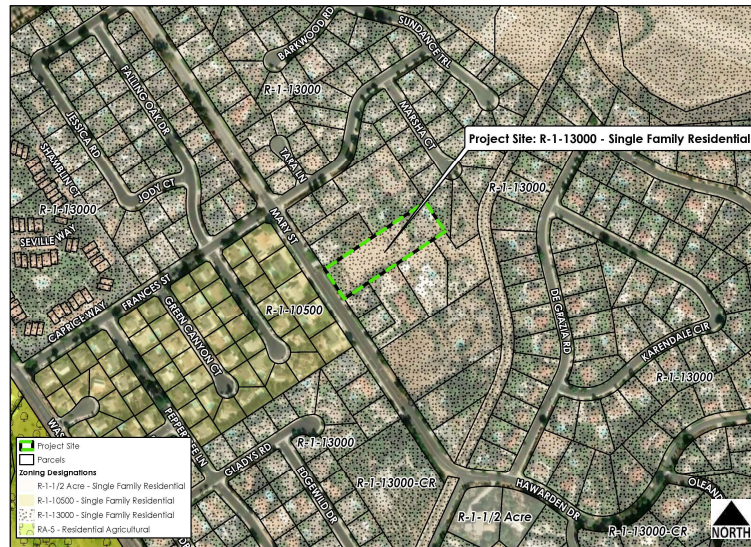


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ZONING MAP

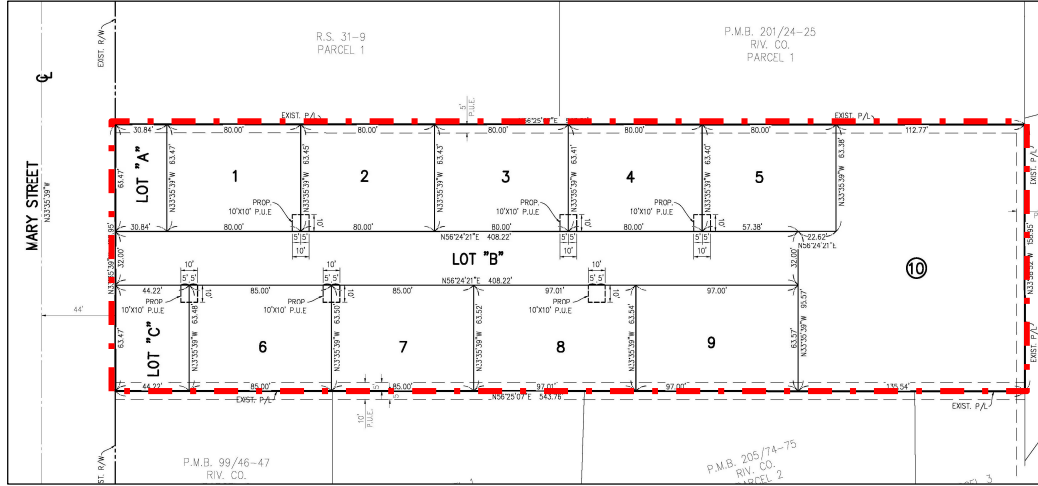


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TENTATIVE TRACT MAP NO. 39385



KEY
 Property Boundary

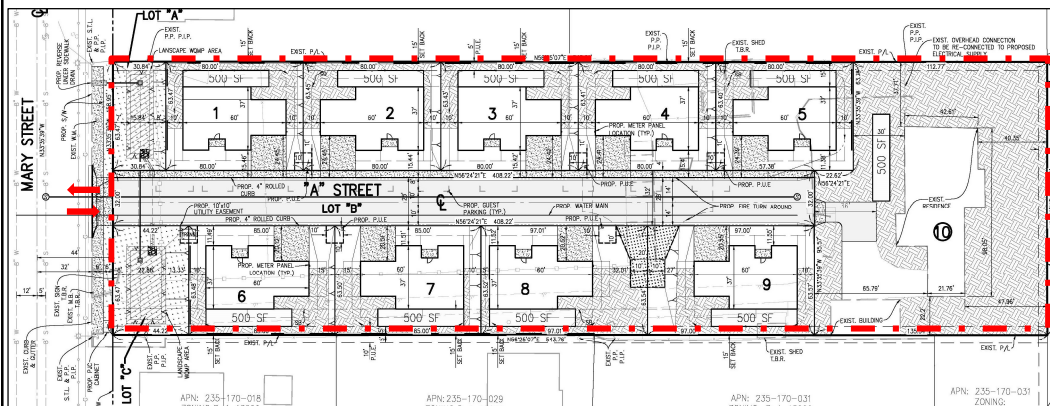
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PLANNED RESIDENTIAL DEVELOPMENT SITE PLAN



KEY
 Property Boundary
 Proposed Access

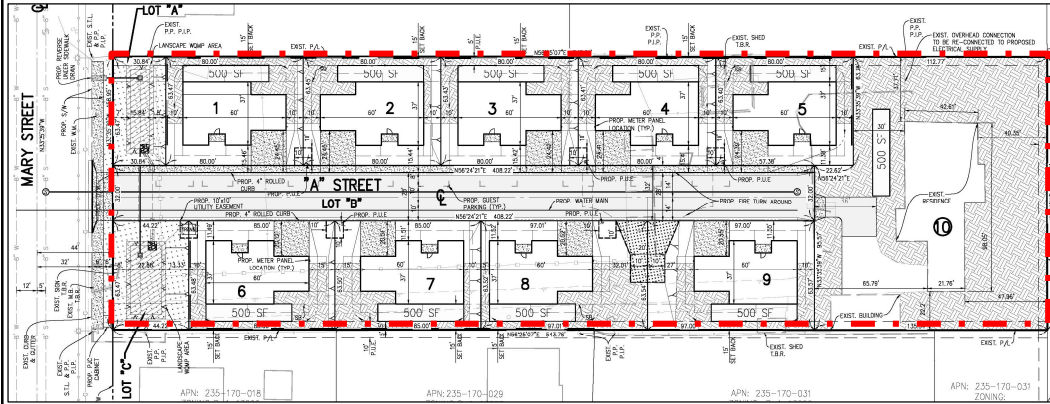
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OPEN SPACE PLAN



KEY

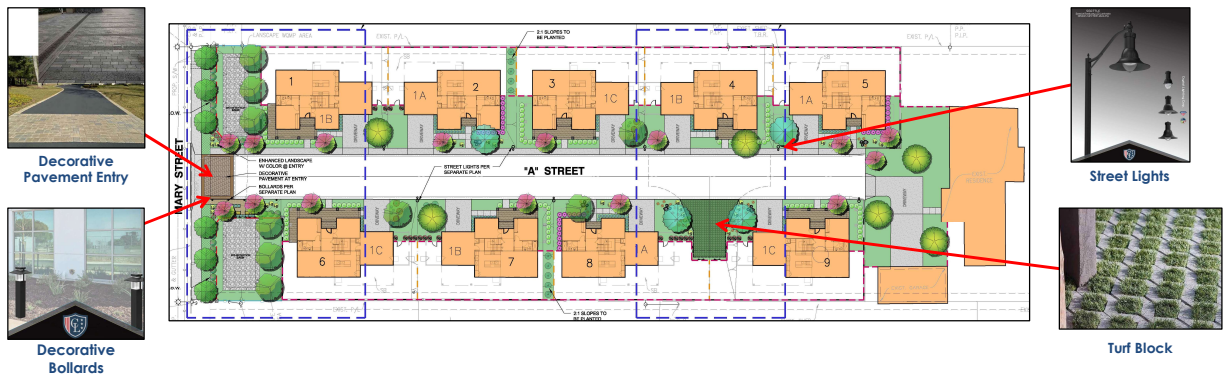
- Property Boundary
- Private Open Space



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CONCEPTUAL LANDSCAPE PLAN




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BUILDING ELEVATIONS

Farmhouse	Prairie	Spanish
  	  	  

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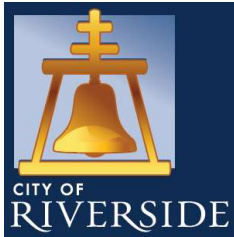
RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the **proposed Tentative** Tract Map is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) and 15332 (Infill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PC-2025-00983 (Tentative Tract Map, Planned Residential Development, 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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Planning Commission

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GENERAL PLAN MAP (FOR REFERENCE ONLY)

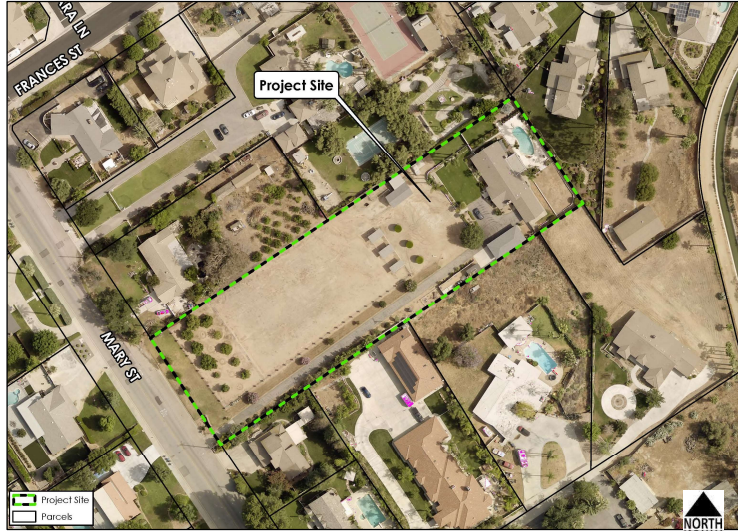


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LOCATION MAP (FOR REFERENCE ONLY)

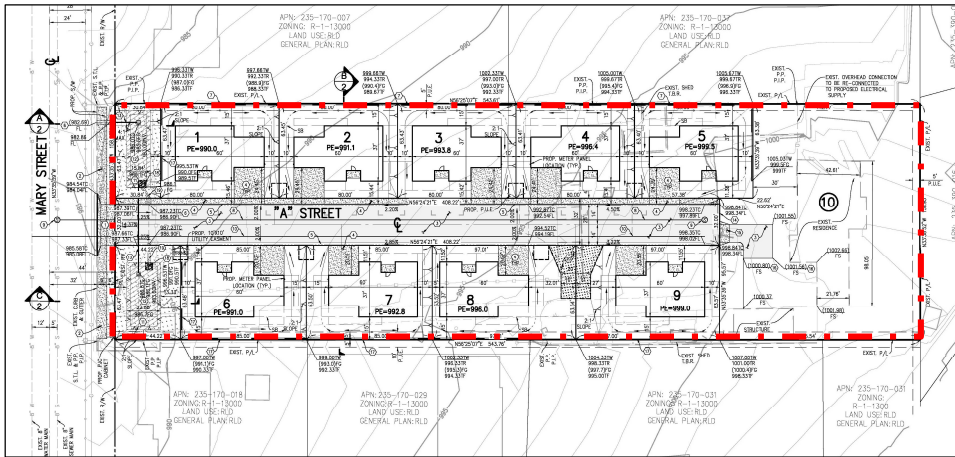


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GRADING PLAN (FOR REFERENCE ONLY)



KEY

Property Boundary

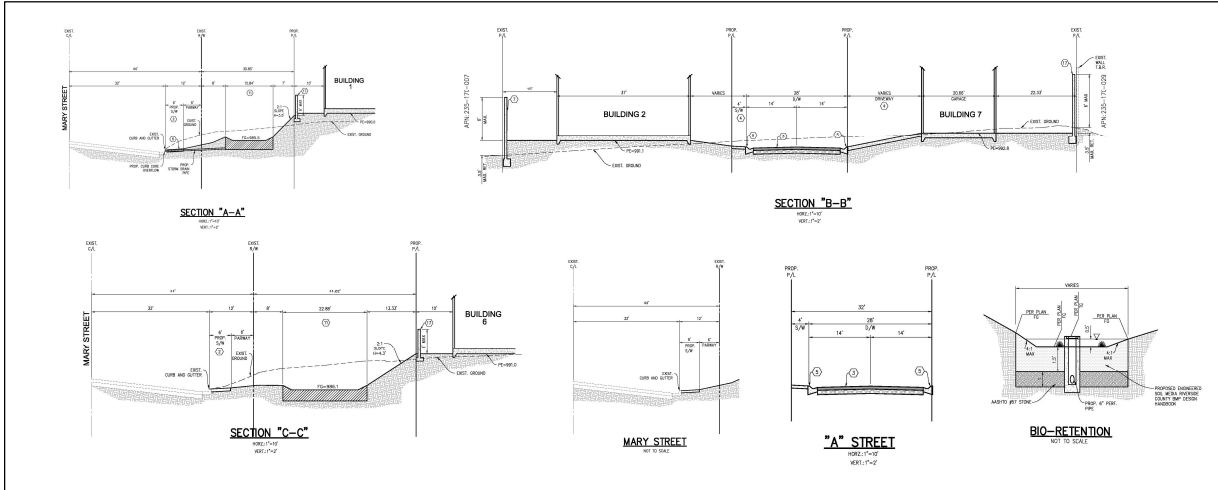


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CROSS SECTIONS (FOR REFERENCE ONLY)

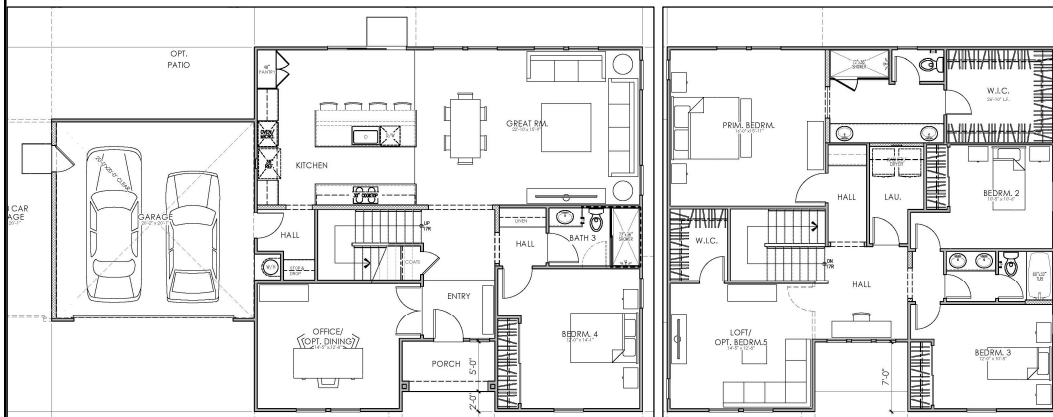


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FLOOR PLAN (FOR REFERENCE ONLY)



FIRST FLOOR

SECOND FLOOR

PLAN # AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,385 SQ. FT.
SECOND FLOOR AREA	1,323 SQ. FT.
TOTAL DWELLING	2,708 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	433 SQ. FT.
3 CAR GARAGE	439 SQ. FT.
PATIO OPT.	336 SQ. FT.
PORCH "A"	46 SQ. FT.
PORCH "B"	225 SQ. FT.
PORCH "C"	307 SQ. FT.
PORCH OPT. "B"	329 SQ. FT.
PORCH OPT. "C"	411 SQ. FT.



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