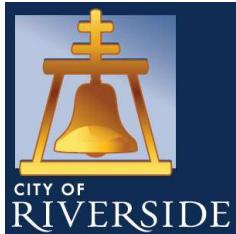


# Massachusetts Point Project

PR-2024-001666

(Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report)



Community & Economic Development Department

Planning Commission

Agenda Item: 2

January 29, 2026



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## LOCATION MAP



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## EXISTING SITE PHOTOS



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## EXISTING SITE PHOTOS



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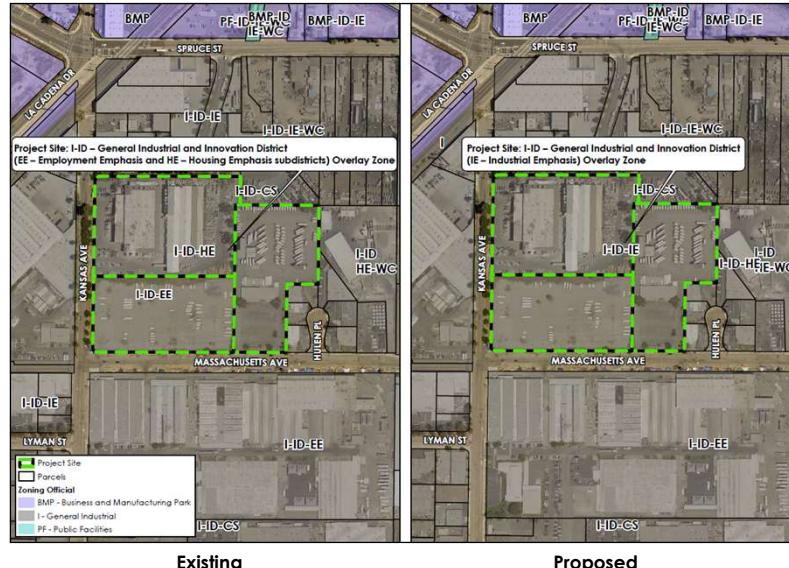


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## EXISTING AND PROPOSED ZONING MAP

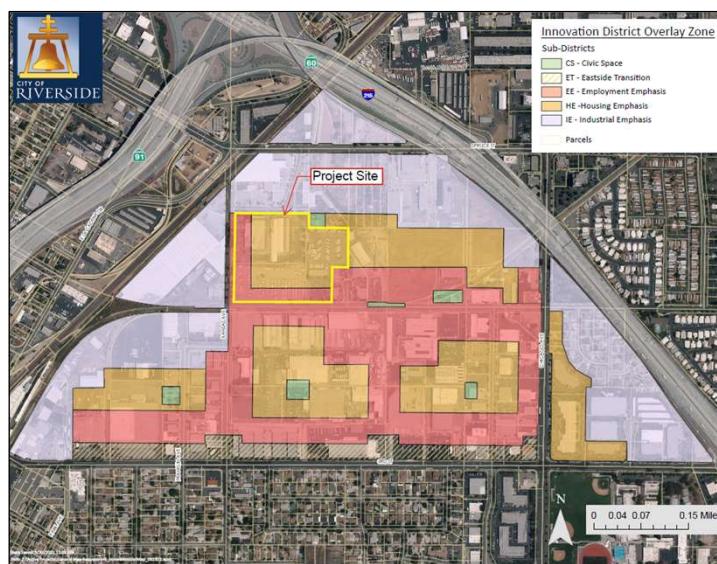


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## INNOVATION DISTRICT MAP

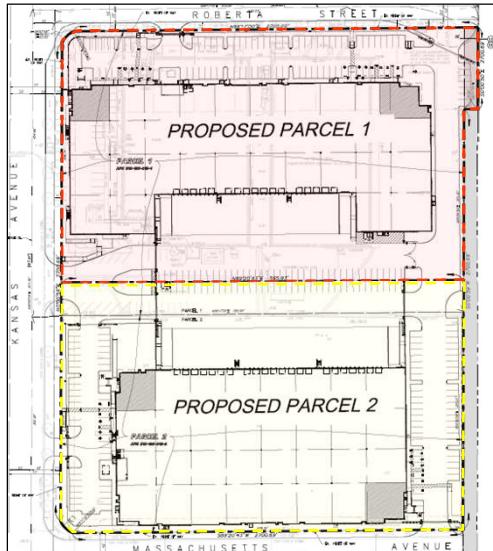


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## TENTATIVE PARCEL MAP (TPM 39268)

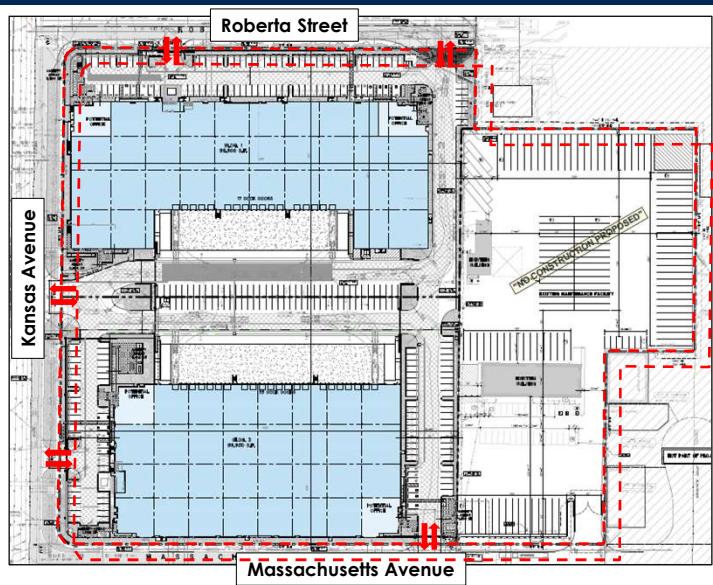


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## SITE PLAN

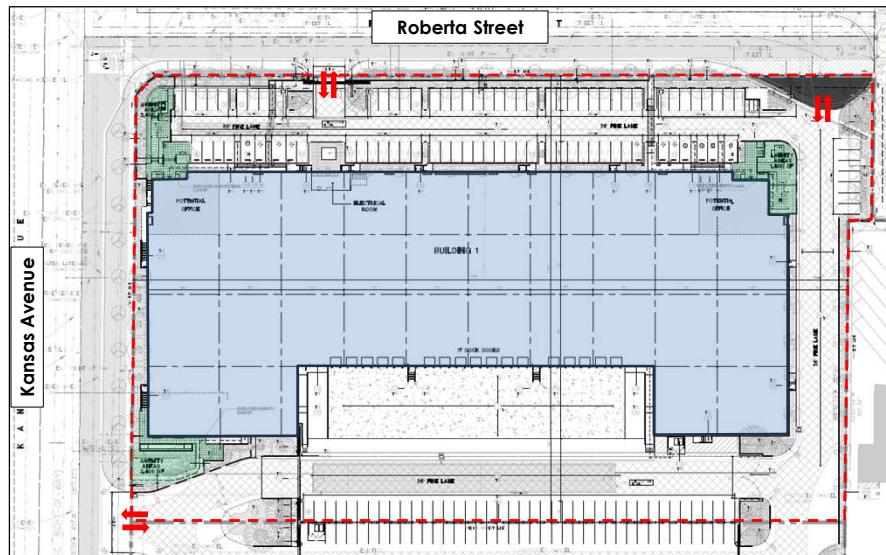


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## BUILDING 1 – SITE PLAN



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## BUILDING 1 – OPEN SPACE AREAS



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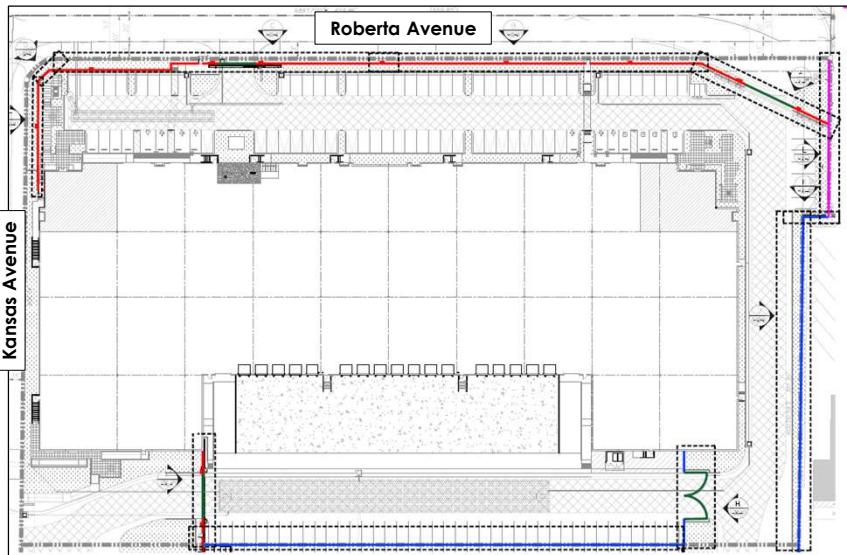
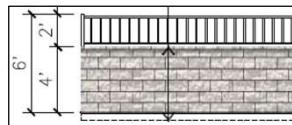
## BUILDING 1 – WALL AND FENCE PLAN

4-foot-high CMU block wall with 2-foot-high tubular steel fence on top

6-foot-high metal sliding gates

6-foot-high tubular steel fence

6-foot-high CMU block wall

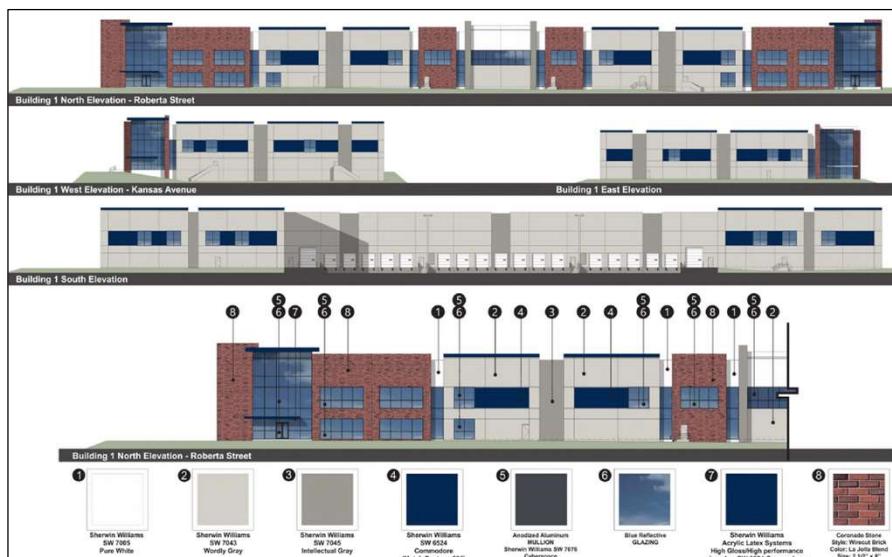


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## BUILDING 1 - ELEVATIONS

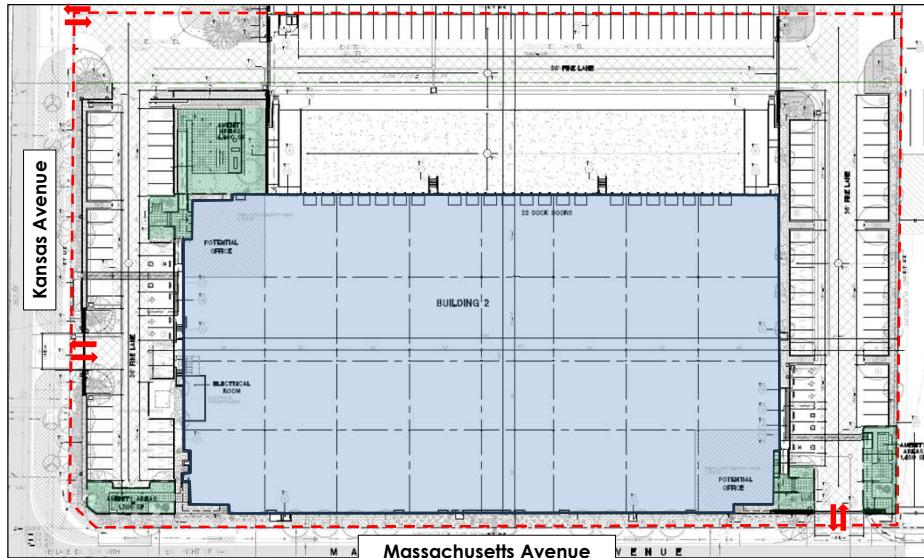


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## BUILDING 2 – SITE PLAN



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## BUILDING 2 – OPEN SPACE AREAS



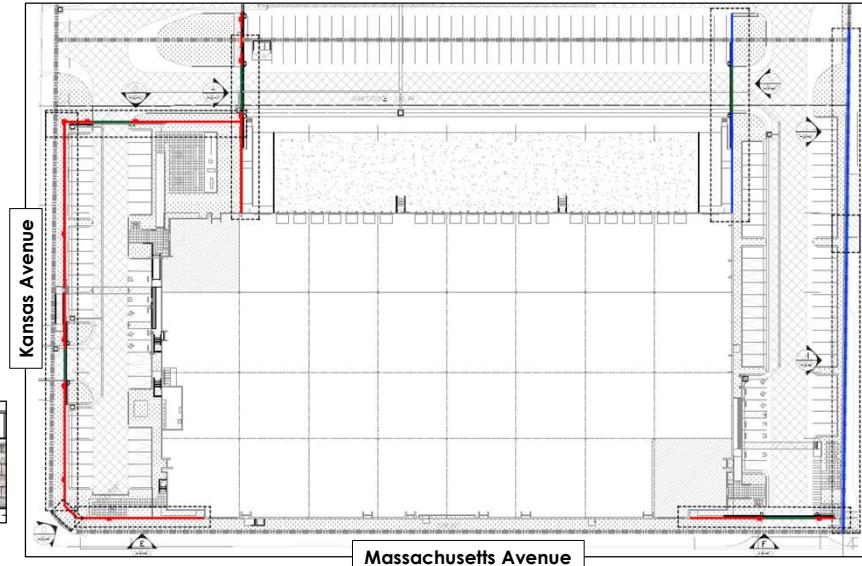
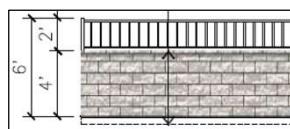
14

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## BUILDING 2 – WALL AND FENCE PLAN

- 4-foot-high CMU block wall with 2-foot-high tubular steel fence on top
- 6-foot-high metal sliding gates
- 6-foot-high tubular steel fence

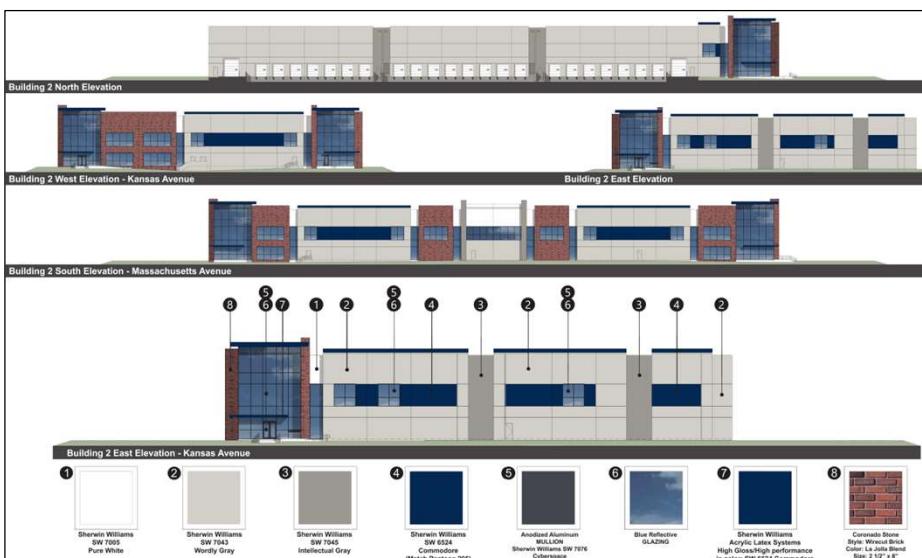


NORTH  
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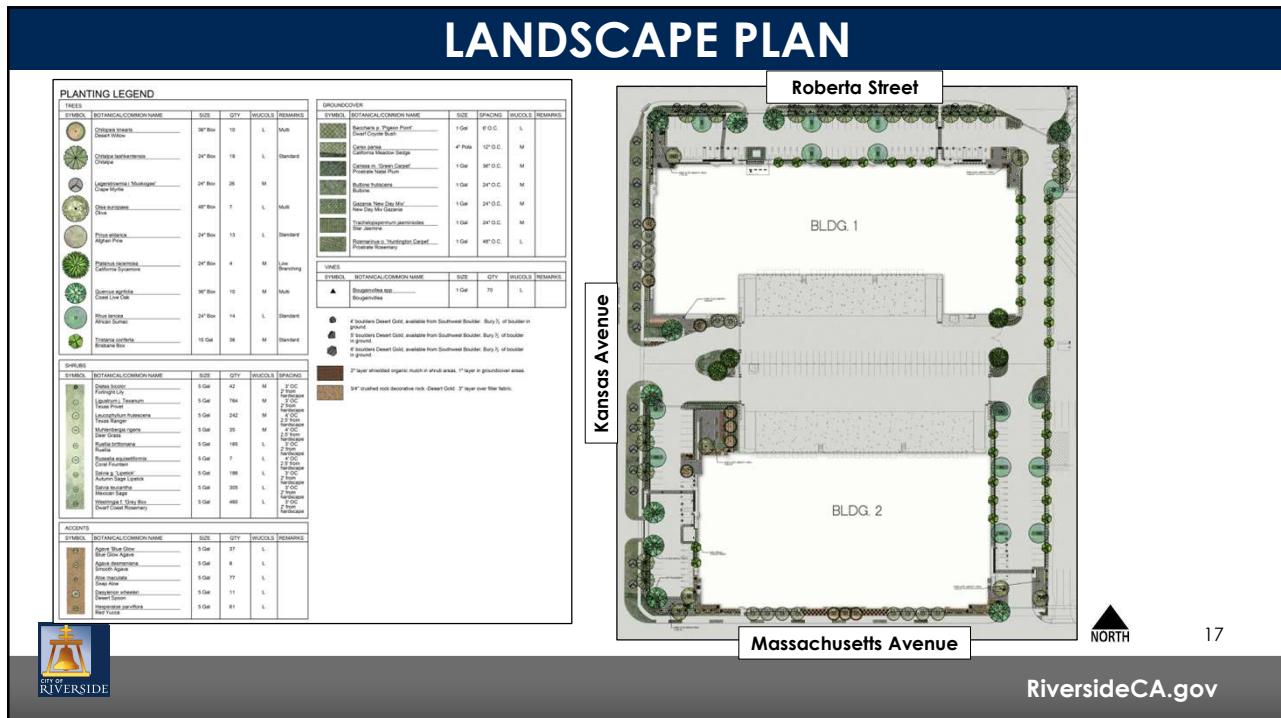
## BUILDING 2 - ELEVATIONS



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## SCOPE OF DRAFT EIR ANALYSIS

### Analysis addressed in the EIR includes:

- Aesthetics\*
- Agriculture and Forestry Resources
- Air Quality\*
- Biological Resources\*
- Cultural Resources\*
- Energy\*
- Geology and Soils\*
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials\*
- Hydrology and Water Quality\*
- Land Use and Planning\*
- Mineral Resources\*
- Noise\*
- Population & Housing\*
- Public Services\*
- Recreation\*
- Transportation\*
- Tribal Cultural Resources\*
- Utilities & Service Systems\*
- Wildfire\*

\* Sections of the EIR listed above have been identified as less than significant or reduced to less than significant with mitigation.



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## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND** that the City Council find:
  - a. The Draft Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. The proposed project will not have a significant effect on the environment; and
2. **RECOMMEND** that the City Council: Approve Planning Case PR-2024-001666 (Zoning Code Map/Text Amendment, Tentative Parcel Map, Design Review, Development Agreement, and Environmental Impact Report), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions of approval and mitigation measures.



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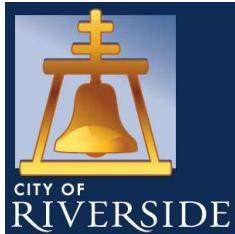
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# Massachusetts Point Project

PR-2024-001666

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Community & Economic Development Department

## Planning Commission

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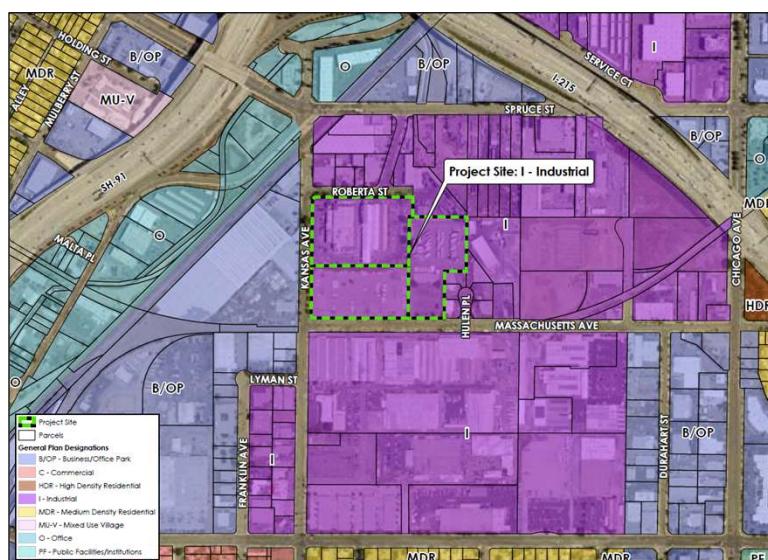
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## GENERAL PLAN MAP

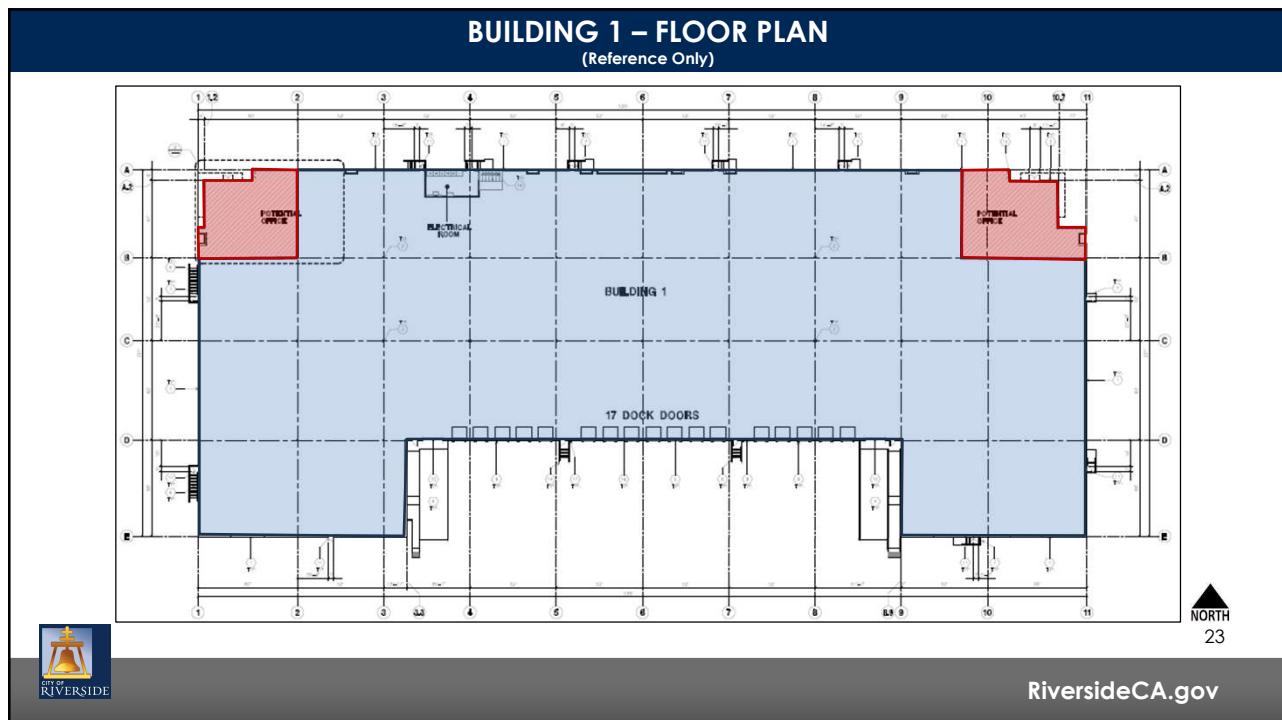
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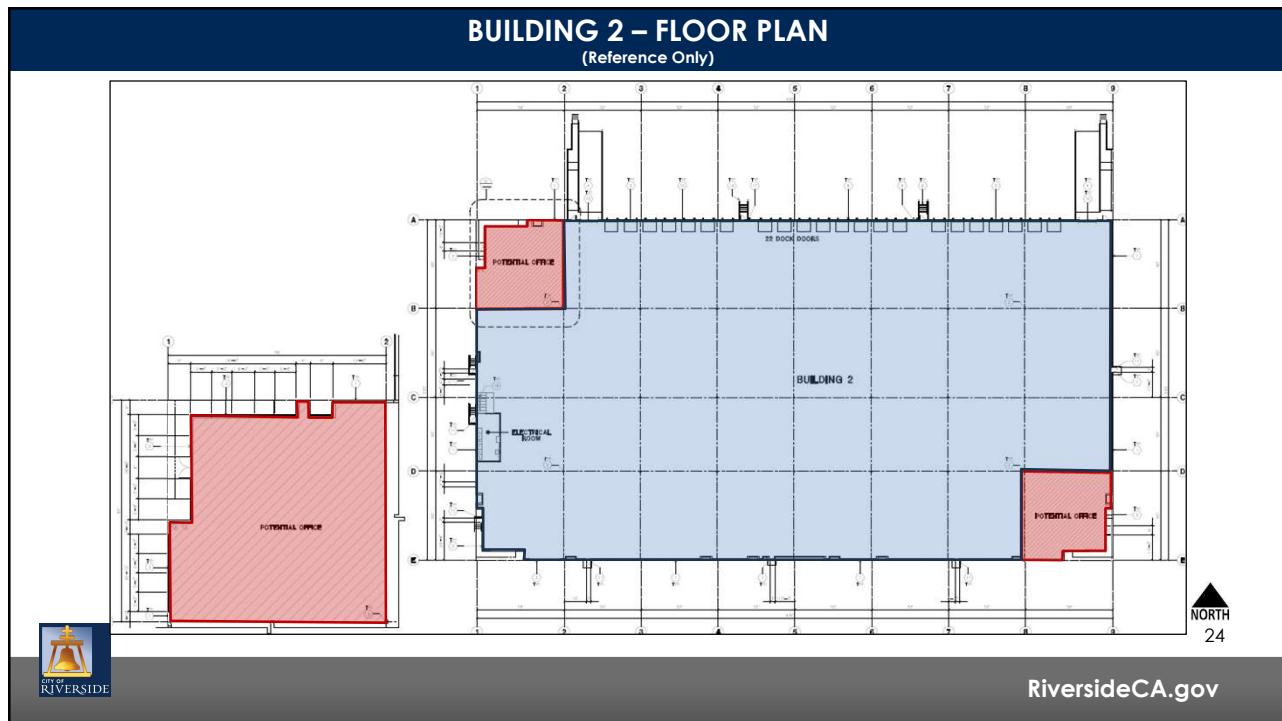
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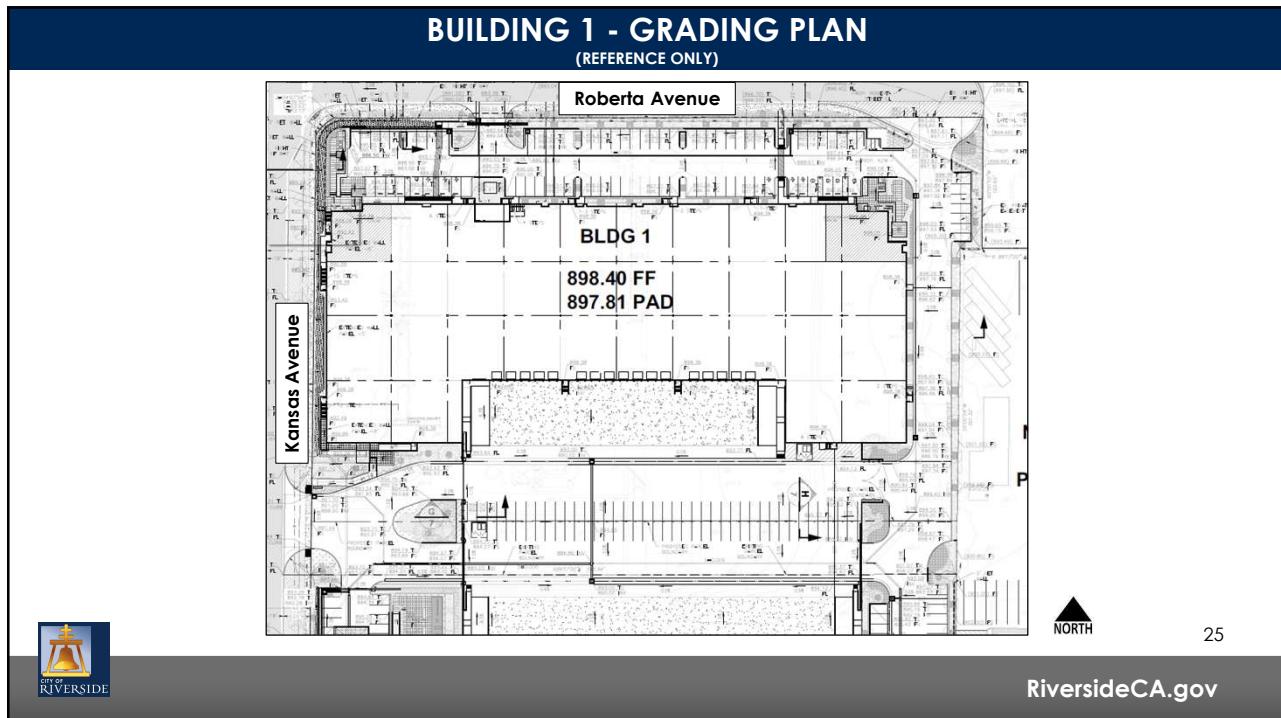
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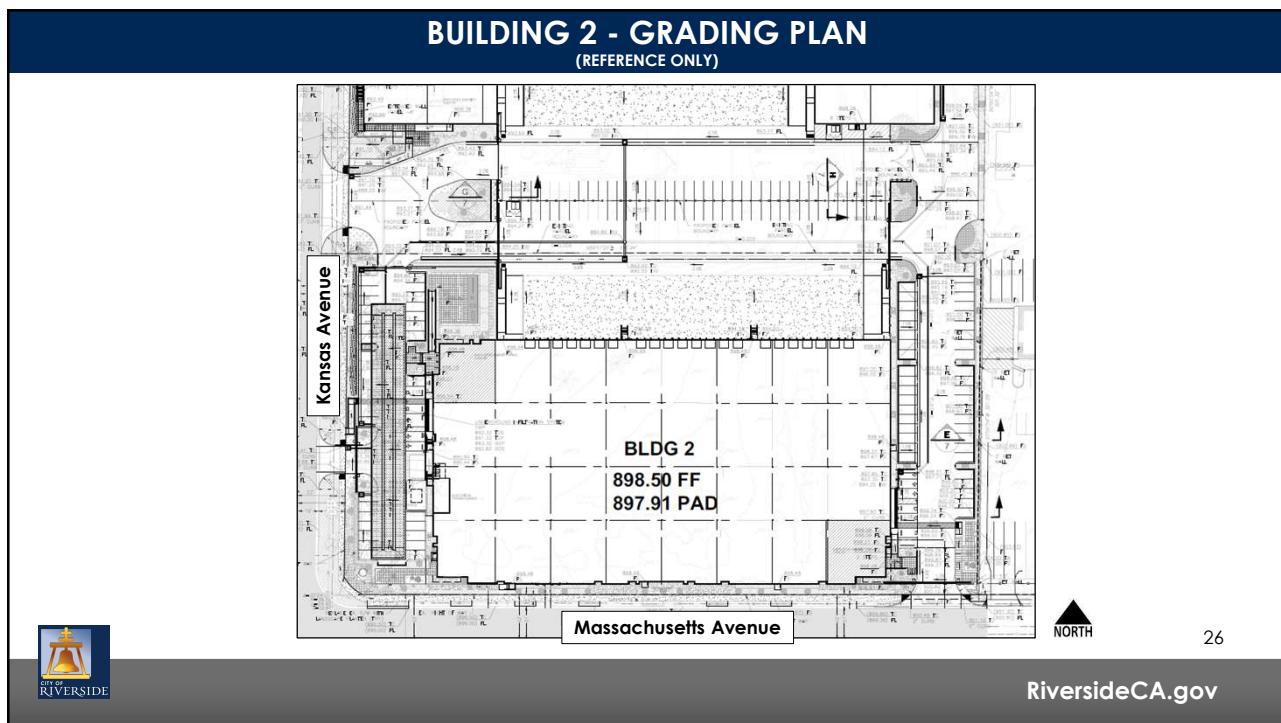
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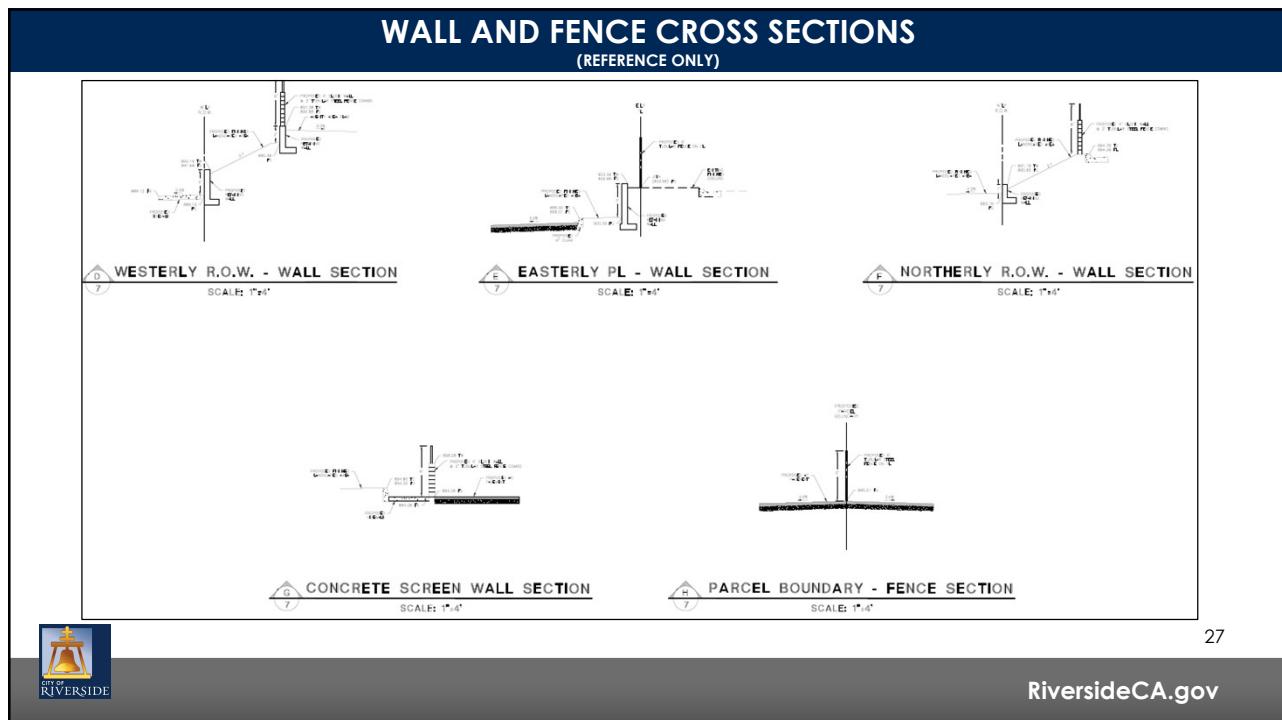
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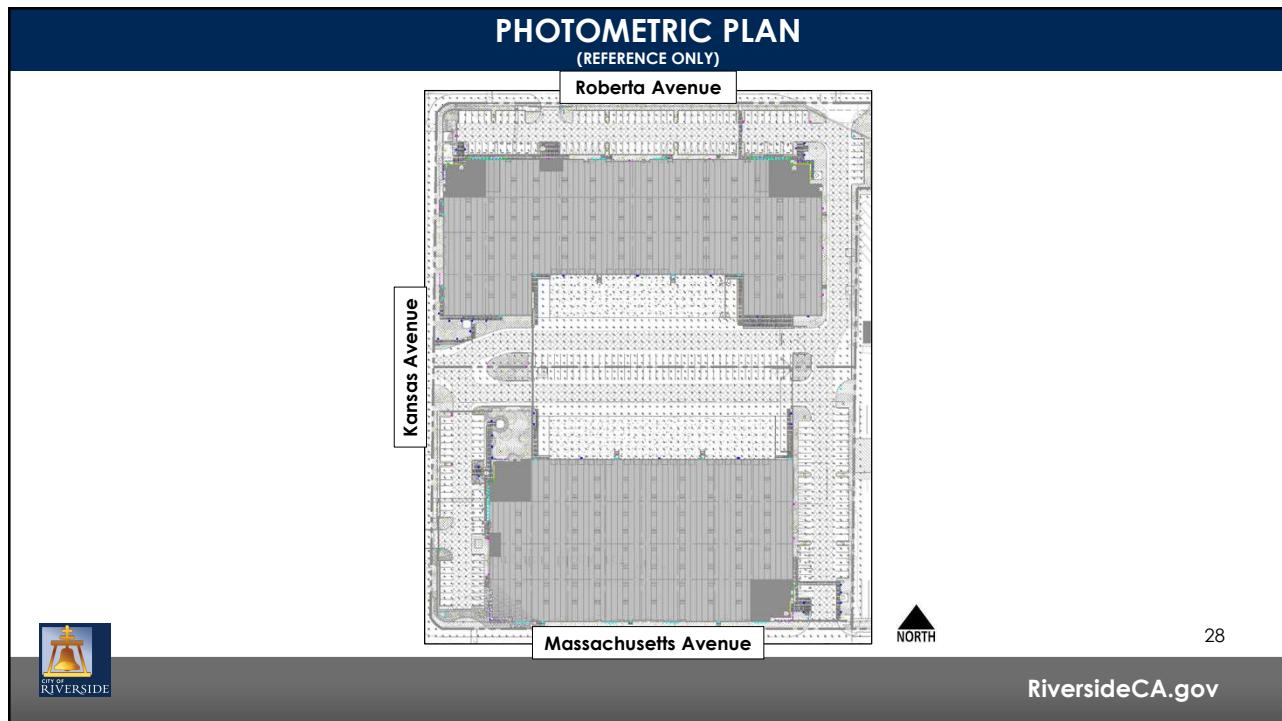
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