

# 1575 UNIVERSITY AVENUE MIXED USE

PR-2022-001429 (SITE PLAN REVIEW)

Community & Economic Development Department

Planning Commission

Agenda Item: 5

May 25, 2023

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## LOCATION MAP



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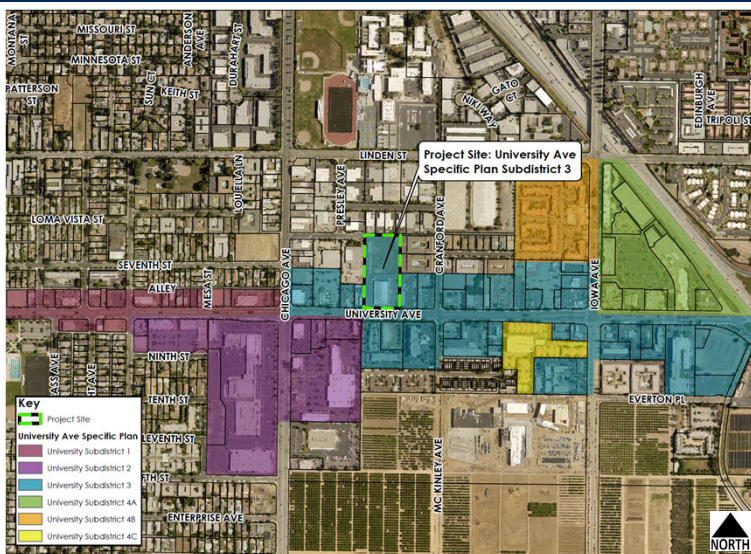
# EXISTING SITE PHOTOS



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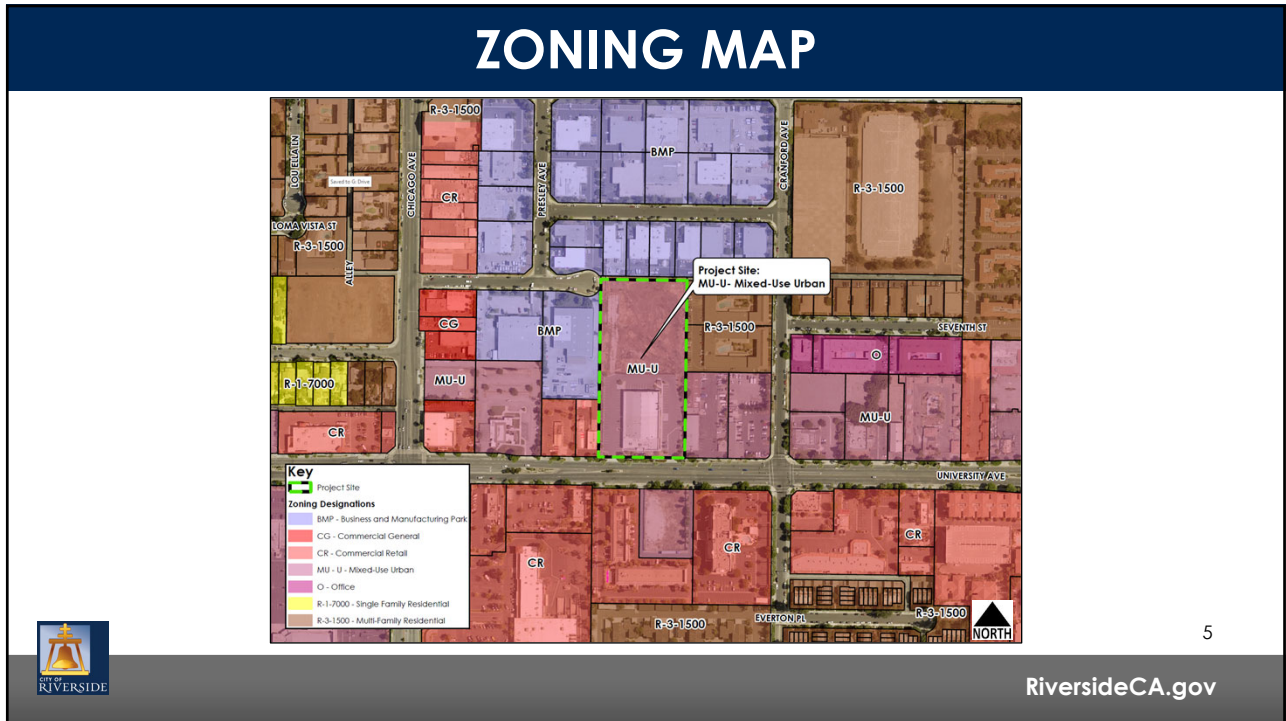
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# SPECIFIC PLAN MAP

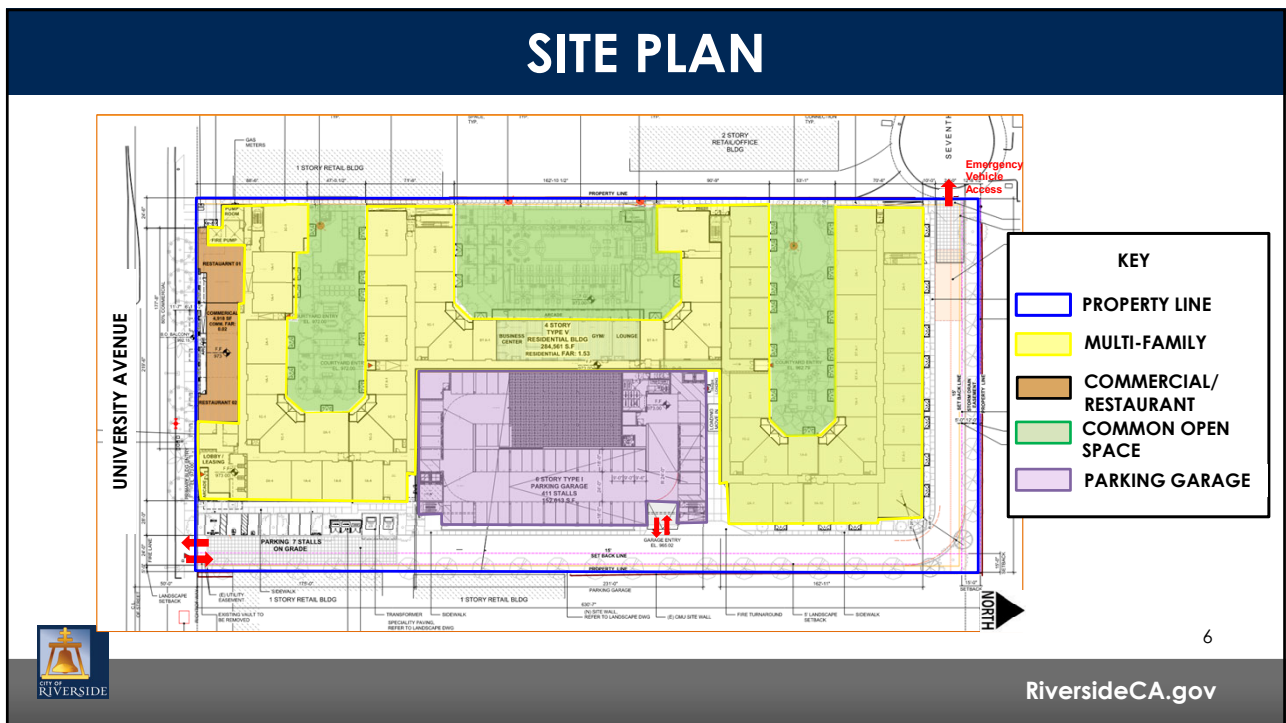


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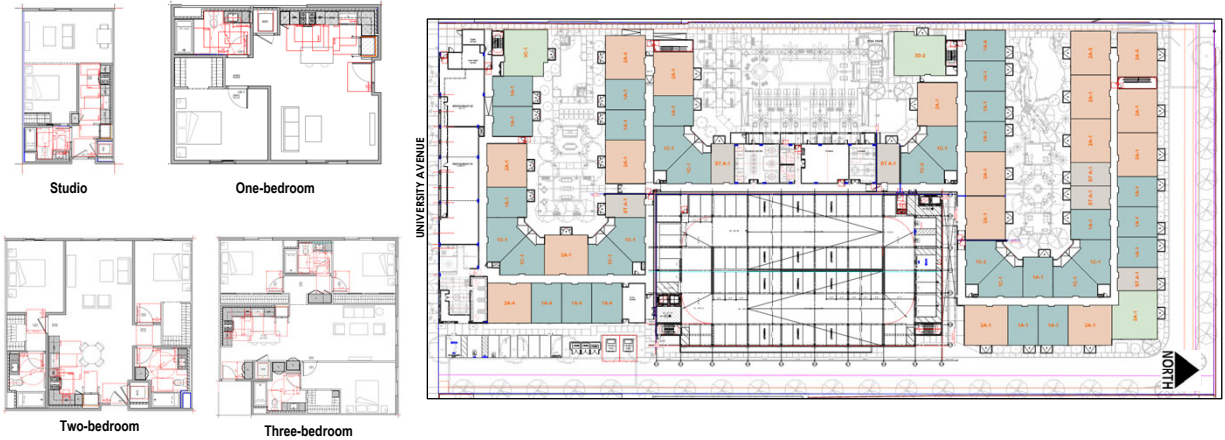


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# FLOOR PLANS



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# BUILDING ELEVATIONS

Front Elevation – Facing University Avenue



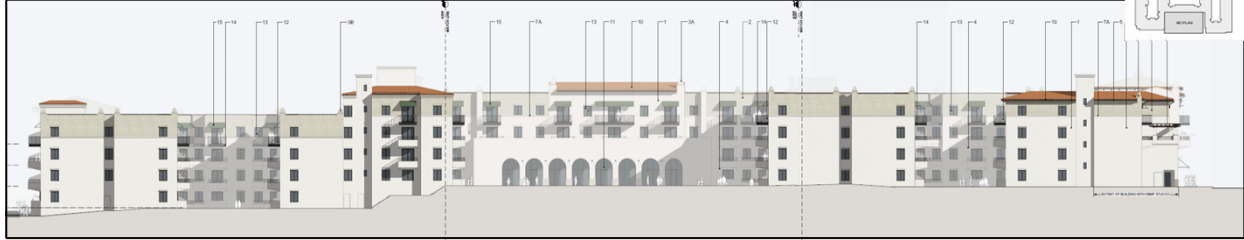
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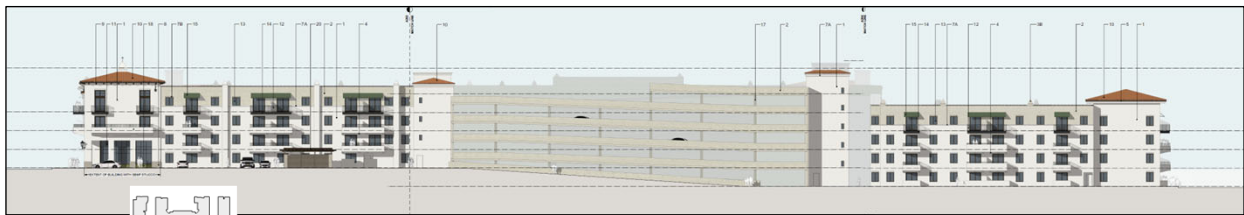
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# BUILDING ELEVATIONS

West Elevation



East Elevation

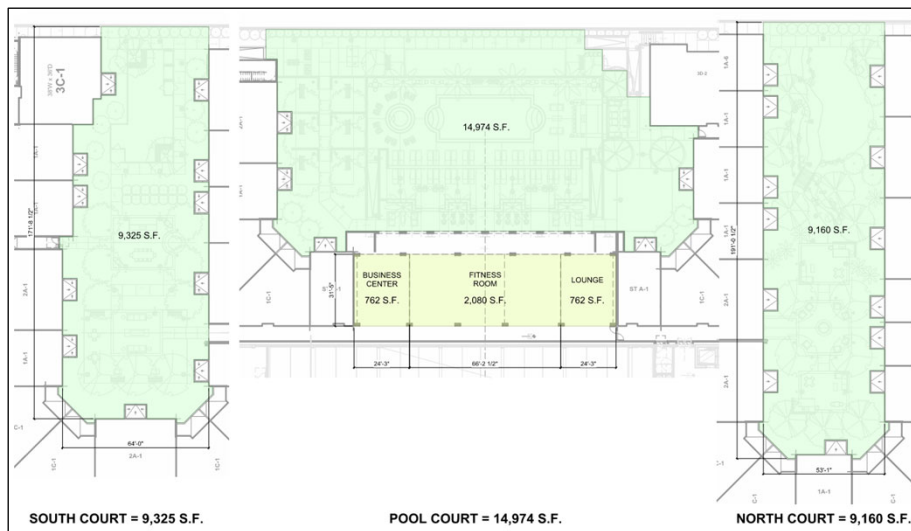


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# COMMON OPEN SPACE



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# CONCEPTUAL LANDSCAPE PLAN



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## STRATEGIC PLAN ALIGNMENT



### Strategic Priority No. 2— Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads



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## RECOMMENDATIONS

That the Planning Commission:

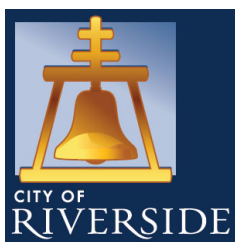
1. **DETERMINE** that the proposed multiple family residential project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
2. **APPROVE** Planning Case PR-2022-001429 (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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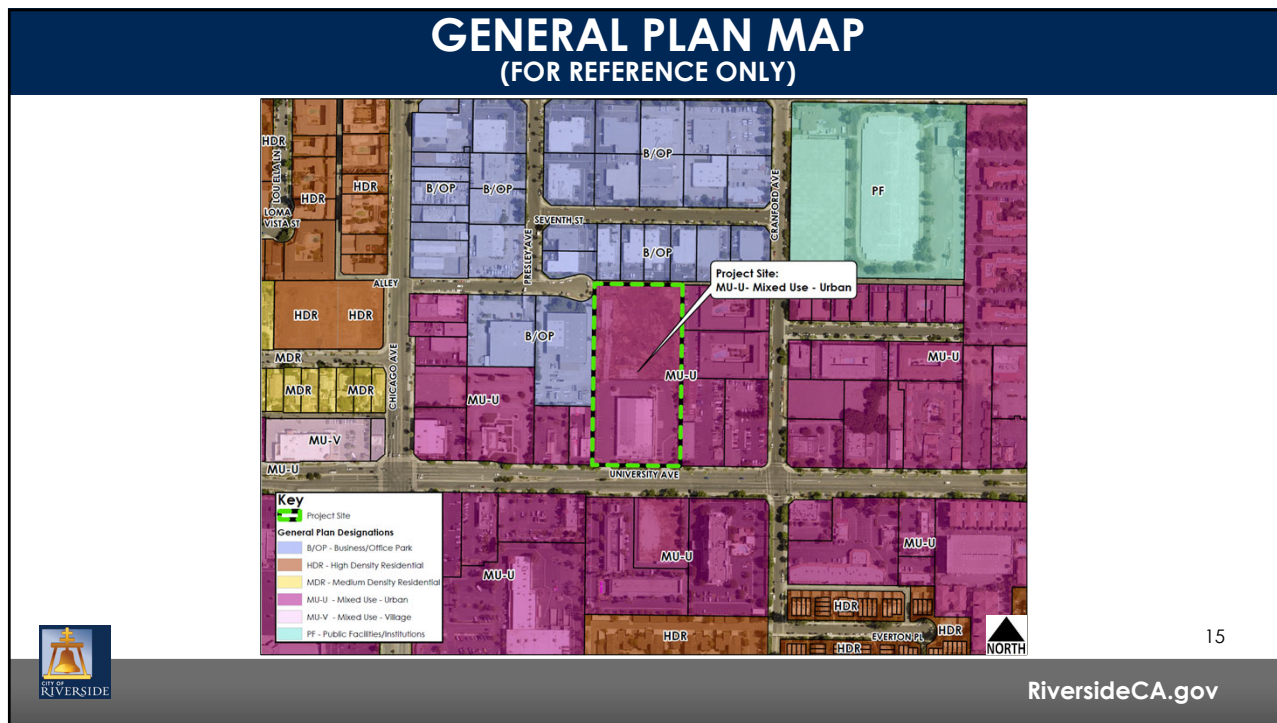
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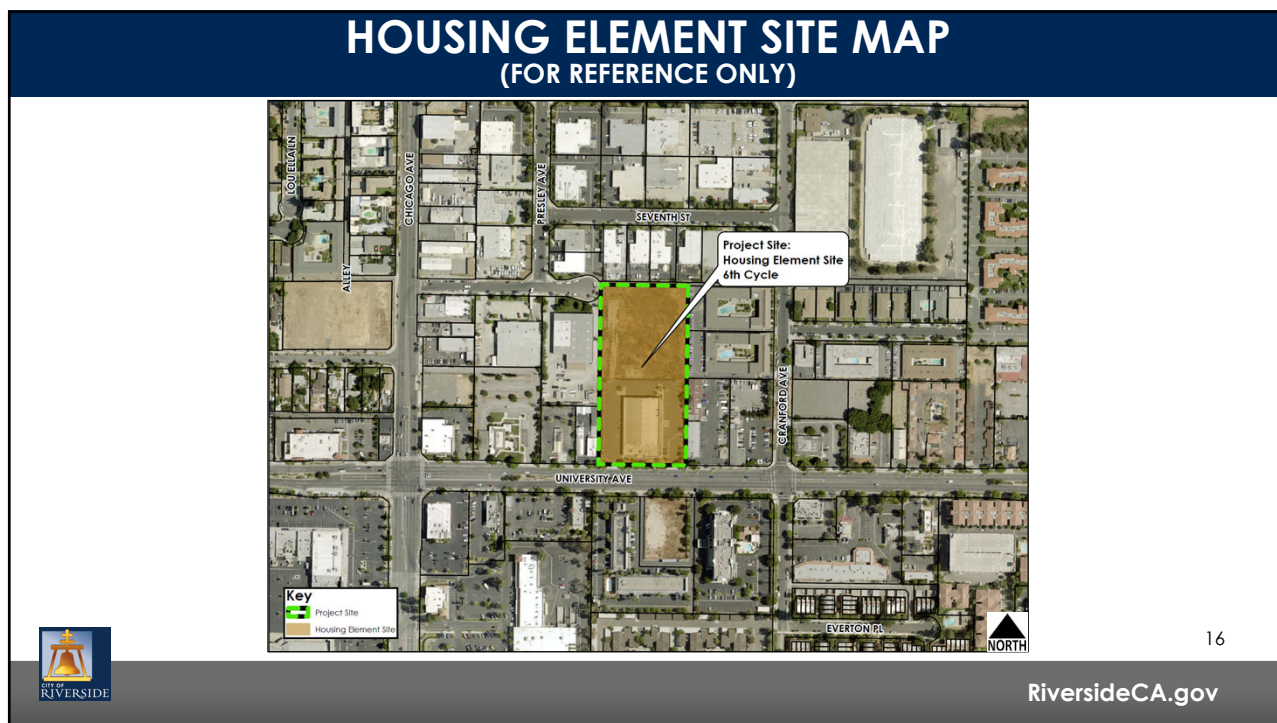
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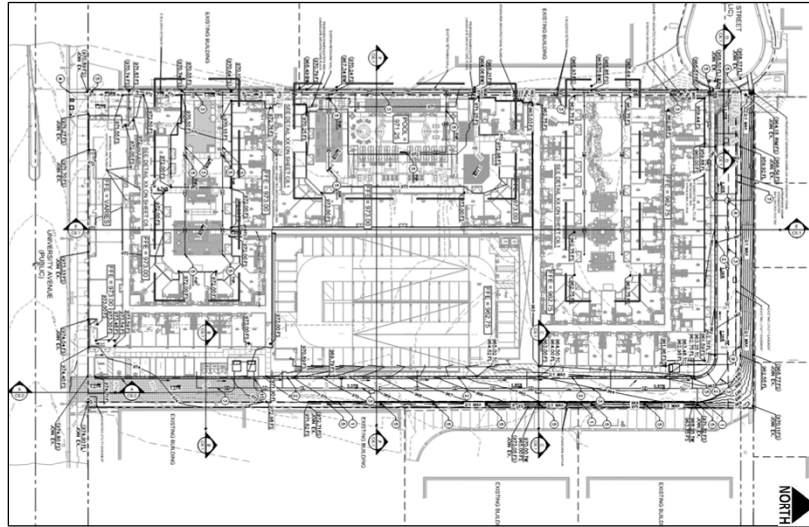
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# GRADING PLAN (FOR REFERENCE ONLY)

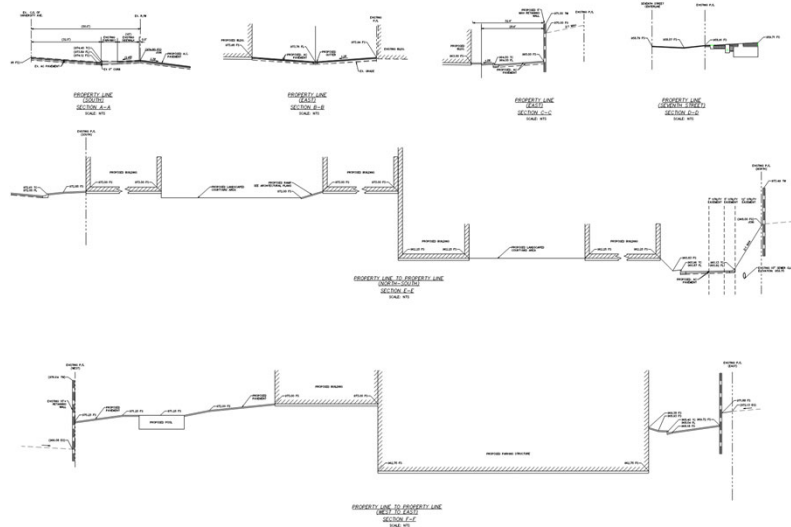


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# CROSS SECTIONS (FOR REFERENCE ONLY)



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## FENCE & WALL PLAN (FOR REFERENCE ONLY)

UNIVERSITY AVENUE

EXISTING WALL ALONG PL.


NEW TUBULAR STEEL FENCE, 6' HT.

EXISTING RETAINING WALL ALONG NORTH PERIMETER. SEE CIVIL PLANS.

PROPOSED 6' MAX. RETAINING WALL ALONG EAST PERIMETER. SEE CIVIL PLANS.

NORTH

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## FLOOR PLANS (FOR REFERENCE ONLY)

Ground Floor

1st Floor

2nd Floor


3rd Floor

4th Floor

Roof

NORTH

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# UNIT FLOOR PLANS – STUDIO/1 BEDROOM (FOR REFERENCE ONLY)



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# UNIT FLOOR PLANS – 2 AND 3 BEDROOM (FOR REFERENCE ONLY)



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## UNIT FLOOR PLANS – 2 AND 3 BEDROOM (FOR REFERENCE ONLY)



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