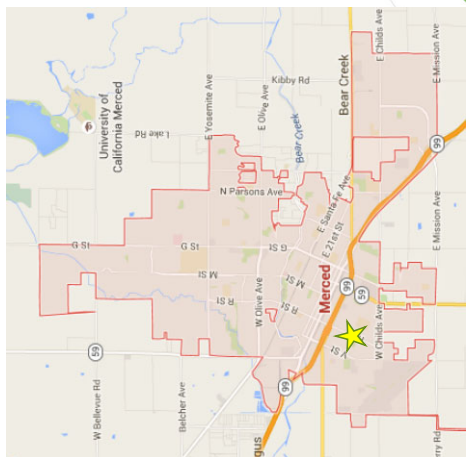


GPA #21-01
& ZC #427

From Low Density Residential to High-Medium Density Residential
565, 575, 601, and 609 Q Street
MCP, LLC

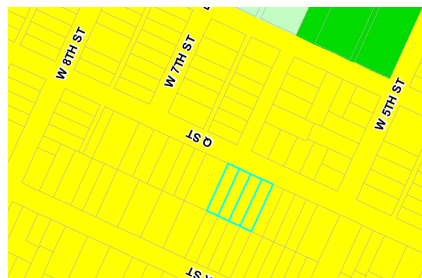
City-Scale Context



Location Map

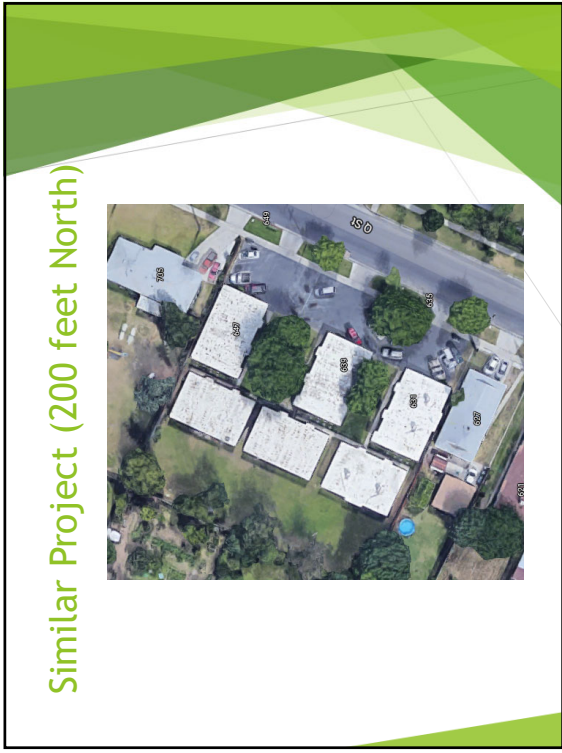


Current General Plan Designations





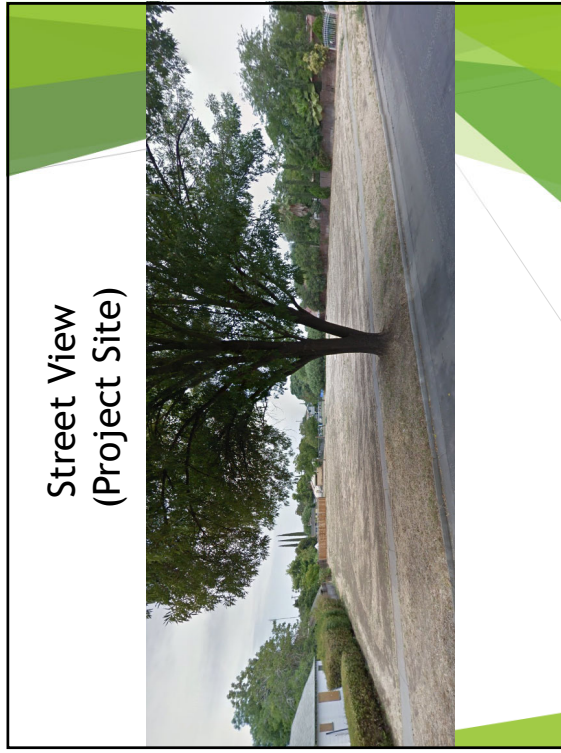
5



6



7



8

Current Land Use Designation vs Proposed Land Use Designations

- ▶ Current designations allow for 3 residential units per parcel (with current Accessory Dwelling Unit laws), for a total of up to 12 units.
- ▶ Proposed designation would allow 4 units per parcel, for a total of 16 units.

9

Site Plan

10

Floor Plans

Each unit within each 4-plex would consist of the same program containing: 3 bedrooms, 2 bathrooms, a utility room, a living room, kitchen, for a total of 1,172 square feet. All of these buildings would have a similar design and simple rectangular form.

11

Elevations

- Each unit would have a unique facade.
- Exterior materials used include stucco, siding, and stone veneers.
- Building height (at top of angled roof) is 29 feet.

12

Sample Conditions of Approval

- ▶ **Condition #6:** Appropriate turning radii shall be provided within the parking areas to allow Fire Department and refuse truck access.
- ▶ **Condition #18:** The applicant shall record cross- access and parking agreements between the subject sites (4 parcels).
- ▶ **Condition #22:** If the perimeter of the site is to be fenced, the applicant shall provide gate access to both Fire and Refuse Departments. This may include installing a Click-to-Enter system or a Knox-box.

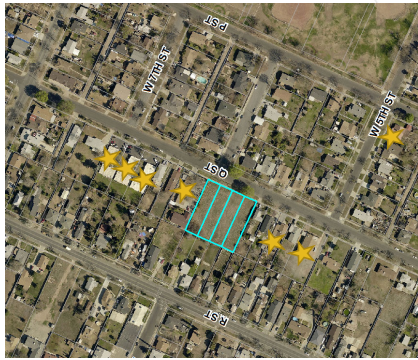
13

Public Comments

- ▶ As of the time this presentation was prepared, staff had not received any public comments regarding this project.
- ▶ Public Hearing Notices were mailed to property owners within 300 feet of the subject site and published in a qualified newspaper 3 weeks prior to this meeting.

14

Properties with more than 1 unit



15

Planning Commission Action

Recommend to the City Council to Approval/Disapprove/Modify:

- ▶ Environmental Review #21-04 (Negative Declaration)
- ▶ General Plan Amendment #21-01 (Subject to the Conditions in the Staff Report)
- ▶ Zone Change #427

16