

1 AMD

**Special Development Permit,
Rezone and Vesting Tentative Map**

Project: 2016-8035

Planning Commission

April 8, 2019

Project Rendering Street View



Existing Site Plan



Project Site Plan



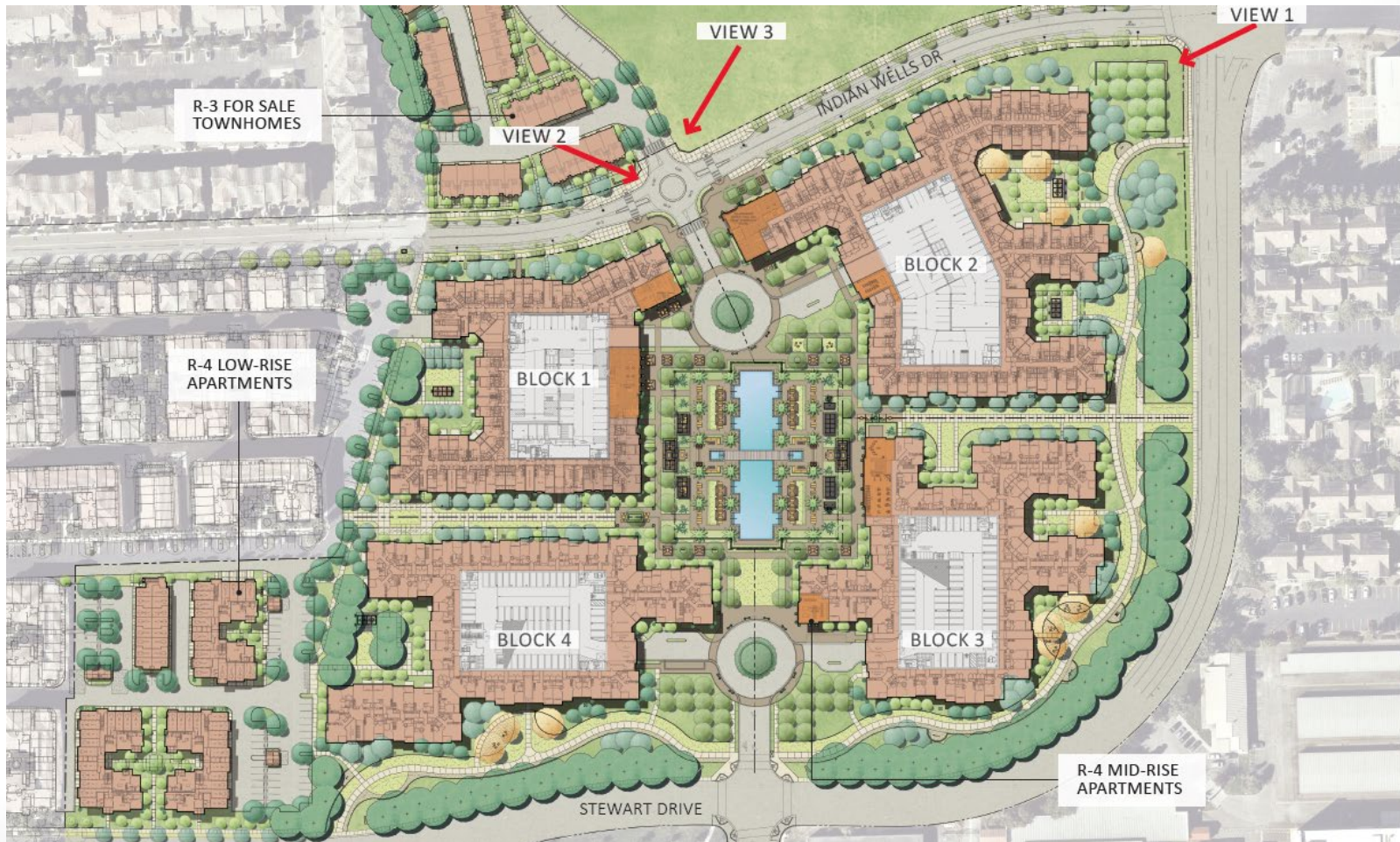
Townhome Site Plan



Project Rendering Townhome Buildings



Mid Rise Apartment Building Site Plan



Project Rendering Mid Rise Apartment Buildings



Low Rise Apartment Site Plan



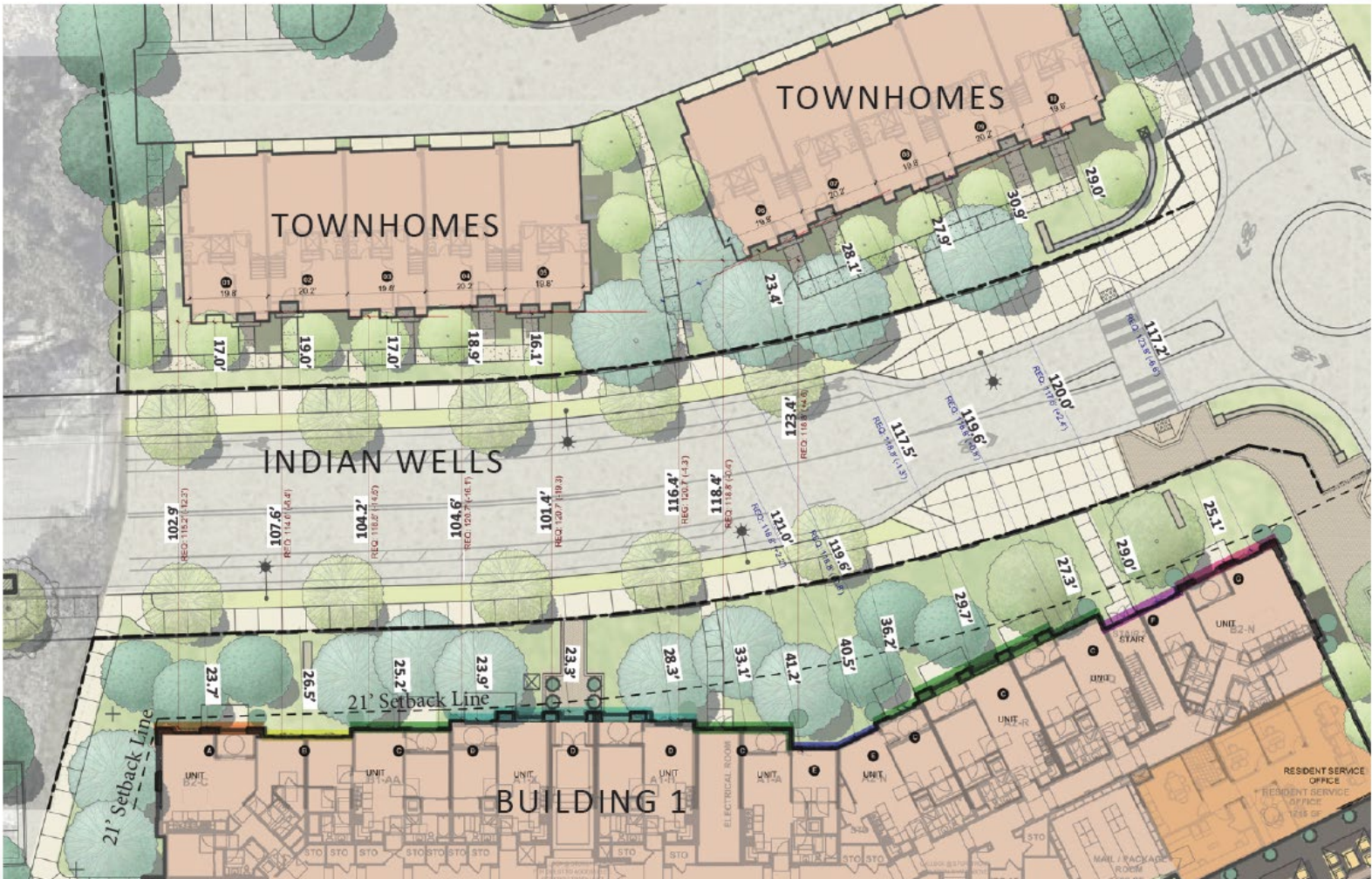
Project Rendering Low Rise Apartment Buildings



Public Park



Project Deviations



Environmental Impact Report

The EIR identified the following Significant and Unavoidable impacts that cannot be fully mitigated:

- Short-term Construction Noise Levels
- Impacts on Intersection Operating Conditions
- Impacts on Freeway Ramp Queuing

The City Council must adopt a Statement of Overriding Considerations in order to certify the EIR with these Significant and Unavoidable impacts

Recommendation

Recommend to City Council:

Alternatives 1, 3 and 5: 1) Adopt a Resolution to Certify the Environmental Impact Report including the modified mitigation measures in Attachment 20; Make the Findings required by the California Environmental Quality Act; and, Adopt the Statement of Overriding Consideration and Mitigation Monitoring Report Program; 3) Introduce an Ordinance to rezone the site from M-S/ITR/R-3/PD (Industrial and Service/Industrial-to-Residential/Medium Density Residential/Planned Development) and M-S/ITR/R-3/PD (Industrial and Service/Industrial-to-Residential/High Density Residential/Planned Development) to R-3/PD (Medium Density Residential/Planned Development) R-4/PD (High Density Residential Planned Development) and P-F (Public Facilities); and 5) Approve the Special Development Permit and Vesting Tentative Map, and Sense of Place Fees subject to Findings in Attachment 4 to the report and recommended Conditions of Approval in Attachment 7 to the report.