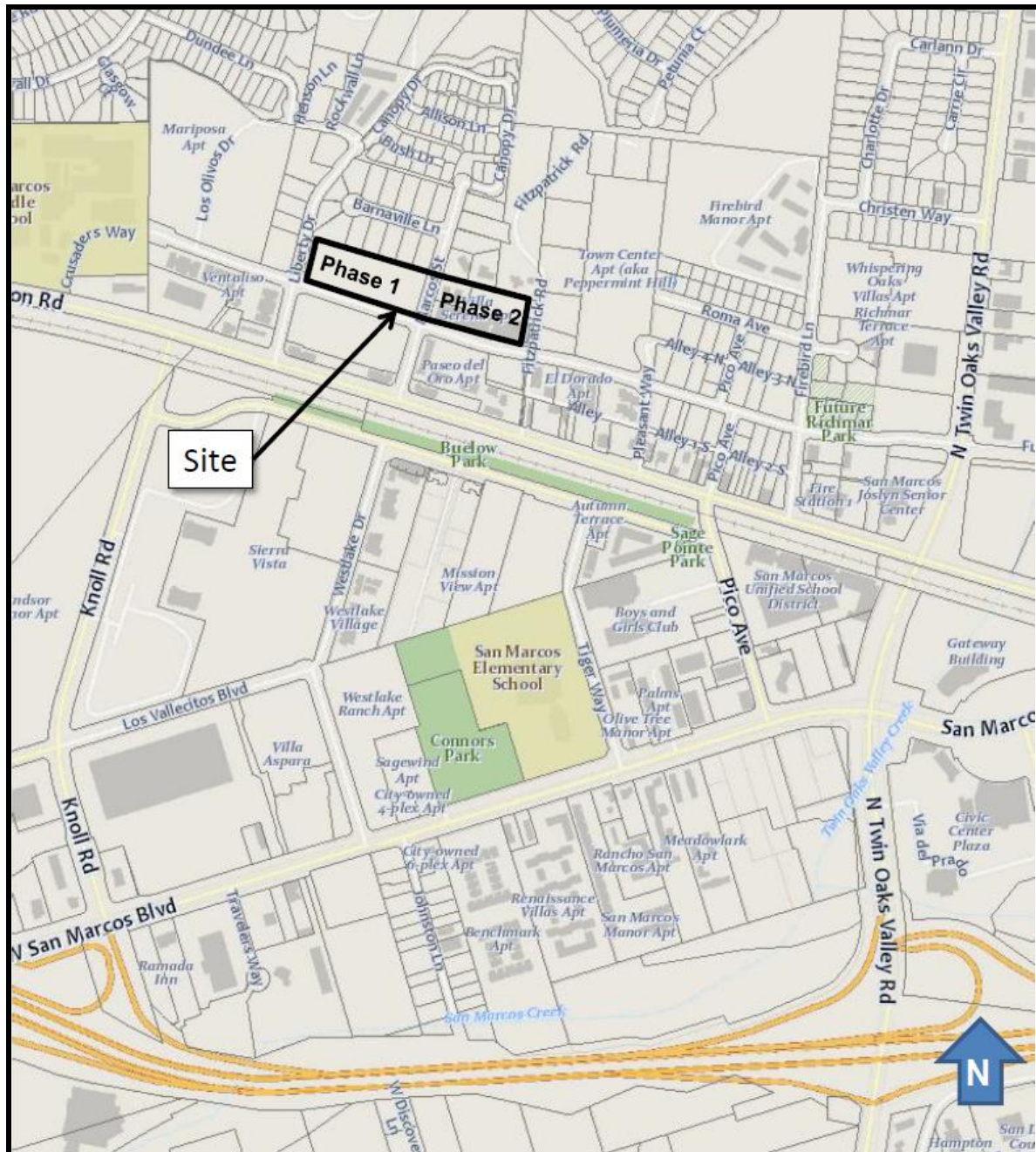




ATTACHMENT A  
Vicinity Map





## ATTACHMENT B

### Requested Entitlements

- A General Plan Amendment (GPA 15-003) for a change of land use of 4.06 acres from “Medium Density Residential 2” to “Specific Plan Area”.
- A Rezone (R 15-002) for a zone reclassification of 4.06 acres from Multi-Family Residential (R-3-10) to Specific Plan Area (SPA).
- A Specific Plan (SP 15-004) and Multi-Family Site Development Plan (MFSDP 15-004) to allow for the development of a 148-unit affordable apartment complex within the Specific Plan Area (SPA) Zone.
- Adoption of a Mitigated Negative Declaration (ND 16-002) pursuant to the California Environmental Quality Act (CEQA).



## ATTACHMENT C

### Site & Project Characteristics

<u>Property</u>	<u>Existing</u> <u>Land use</u>	<u>Zoning</u>	<u>General Plan</u> <u>Designation</u>
Subject	Multi-Family Residential	R-3-10	Medium Density Residential 2 (15-20 du/ac)
North	Single-Family Residential	R-3-10	Medium Density Residential 2 (15-20 du/ac)
South	Mixed-Use	SPA	Specific Plan Area (Paseo del Oro)
East	Single-Family Residential	R-3-10	Medium Density Residential 2 (15-20 du/ac)
West	Multi-Family Residential	R-3-10	Medium Density Residential 2 (15-20 du/ac)

Flood Damage Prevention Overlay Zone	<u>    </u> yes <u>x</u> no
Airport Overlay Zone	<u>x</u> yes <u>    </u> no
Sewers	<u>x</u> yes <u>    </u> no
Septic	<u>    </u> yes <u>x</u> no
Water	<u>x</u> yes <u>    </u> no
Gen. Plan Conformance	<u>x*</u> yes <u>    </u> no
Land Use Compatibility	<u>x**</u> yes <u>    </u> no

\*with approval of a General Plan Amendment.

\*\*with approval of a Specific Plan.

AGENDA ITEM NO. \_\_\_\_\_



#### **Development Standards per the Specific Plan:**

<u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>
Front (Richmar Avenue)	n/a*	0 ft. from back of sidewalk
Street Side (Liberty Drive & Marcos Street)	n/a*	5 ft. from back of sidewalk
Interior	n/a*	5 ft. from property line
Building Height	n/a*	45 ft./3-story**
Building Separation	n/a*	53 ft.
Parking	n/a*	257 spaces

\*Project is proposing zoning of a Specific Plan Area (SPA) which does not have established setbacks or height limits, but is established through the Villa Serena Specific Plan document.

\*\*Height limit may be increased by a maximum of 6 ft. for towers, elevator penthouses, stair enclosures, and other architectural roof features provided that the features do not exceed 5 percent of the roof area.