July 18, 2019 Architectural Review Commission Staff Report and Attachments

Staff Report

Attachment A - Draft Resolution for recommendation to City Council including Proposed

Attachment B - Draft Ordinance (including Proposed PUD/Concept Plan) and Map

Attachment C - City Wide Design Guidelines Summary

Attachment D - Proposed General Plan Amendment and Map

Attachment E - Location Map

Attachment F - Project Plans

Attachment G - Applicant Information including Photo Simulations (from DEIR)

Attachment H - Draft Environmental Impact Report

Attachment H - Draft Environmental Impact Report - Appendix A

Attachment H - Draft Environmental Impact Report - Appendix B

Attachment H - Draft Environmental Impact Report - Appendix C

Attachment H - Draft Environmental Impact Report - Appendix D

Attachment H - Draft Environmental Impact Report - Appendix E

Attachment H - Draft Environmental Impact Report - Appendix F
Attachment H - Draft Environmental Impact Report - Appendix G

Attachment H - Draft Environmental Impact Report - Appendix H

Attachment H - Draft Environmental Impact Report - Appendix I

Attachment H - Draft Environmental Impact Report - Appendix J

Attachment I - Proposed Final EIR (Including DEIR public comments) and Associated Mitigation Monitoring Report Program

Attachment J - April 19, 2018 ARC Study Session Staff Report

Attachment K - July 10, 2018 Planning Commission Study Session Staff Report and Memo

Attachment L - September 6, 2018 ARC Study Session Staff Report

Attachment M - September 11, 2018 Planning Commission Scoping Meeting Staff Report

Attachment N - Public Hearing Notice

Attachment O - Public Agency Comment Letters

Attachment P - Public Comment Letters Received since the end of the Public Review Period for the Draft EIR