

420 Mendocino

Design Review

File No. DR22-020

420 Mendocino Ave, 0 Riley St, 611 5th St

August 4, 2022

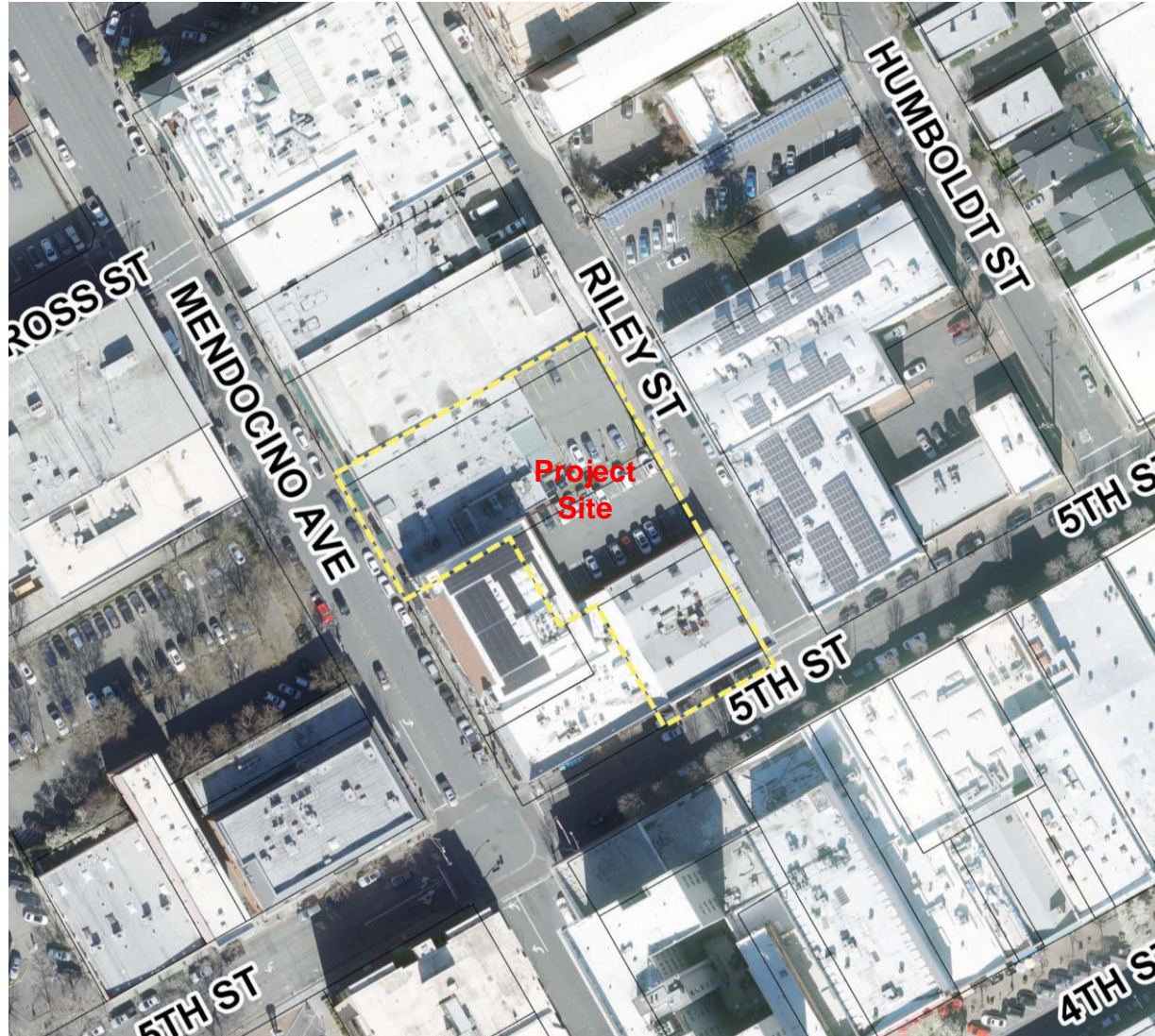
Monet Sheikhali
Senior Planner
Planning and Economic Development

Project Description

The proposed project involves demolition of existing buildings and the construction of an eight-story, 172,644-square-foot, a 161-unit multifamily housing project with ground floor commercial and amenity spaces and a 100-space garage.



Project Location 420 Mendocino Ave



Project Location

420 Mendocino Ave



1. Mendocino Avenue, Looking north-west at 420 Mendocino



3. Mendocino Avenue, Looking south-east

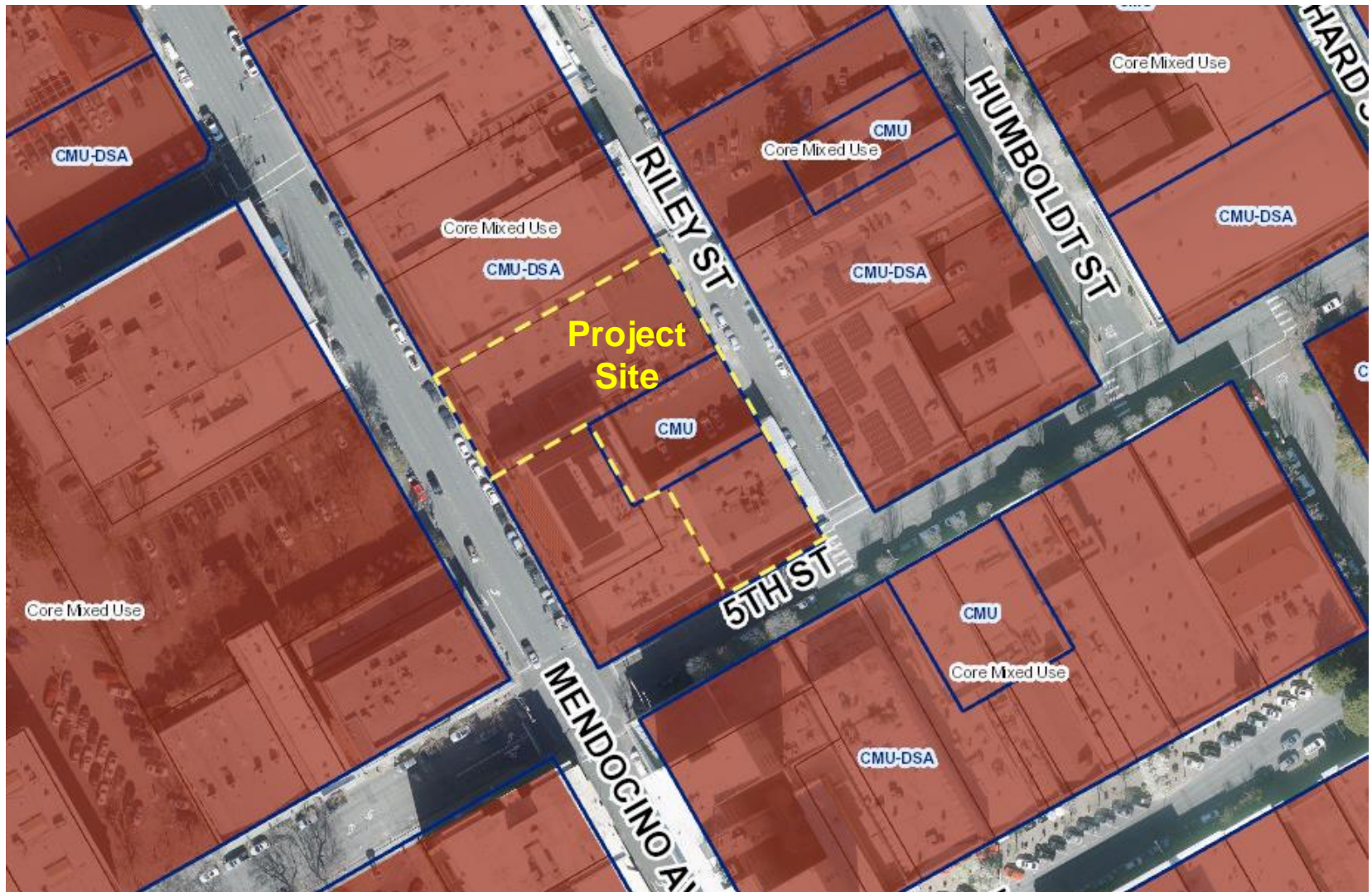


2. Fifth Street at Riley with existing building

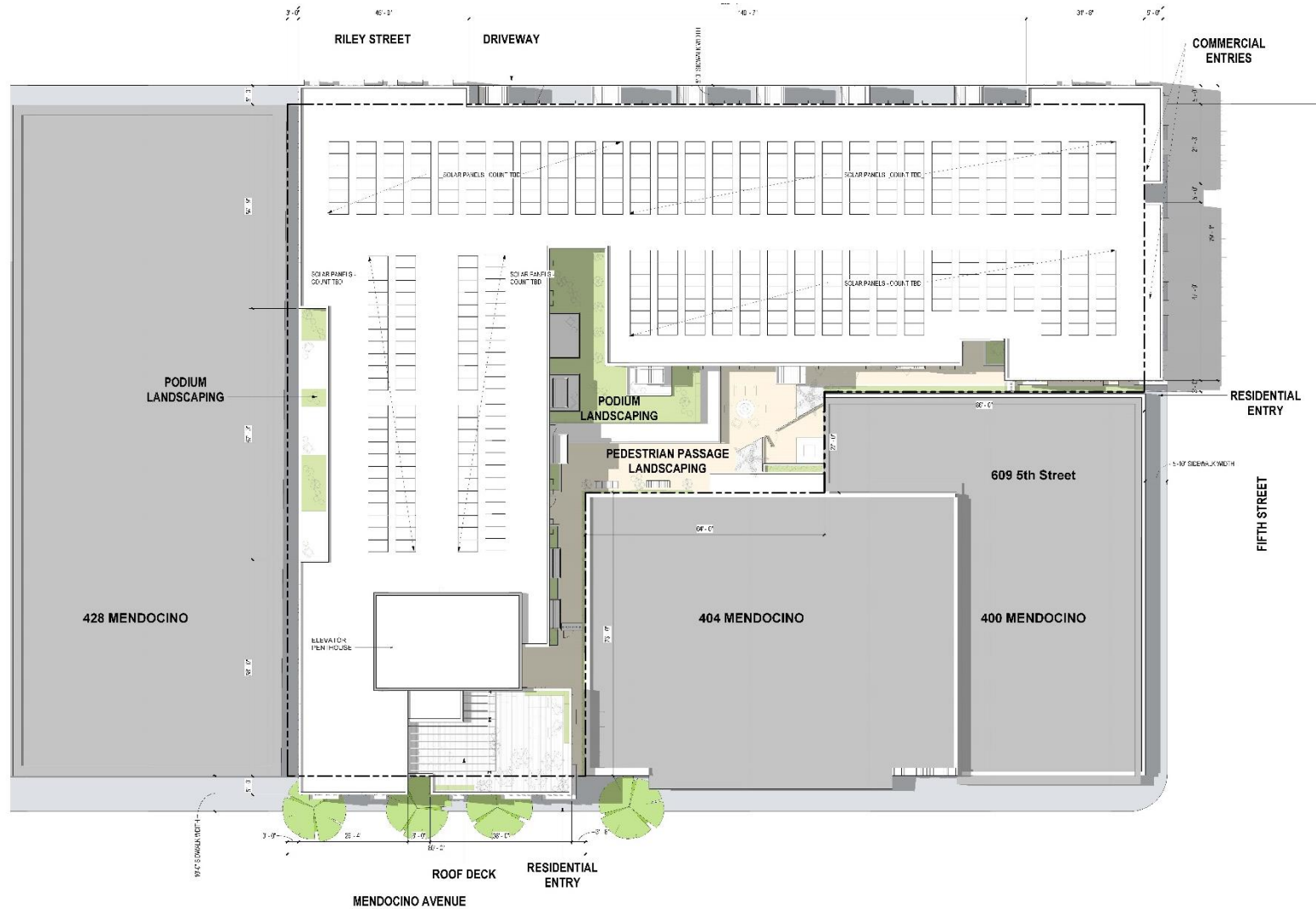


4. View of existing parking lot, Riley Street

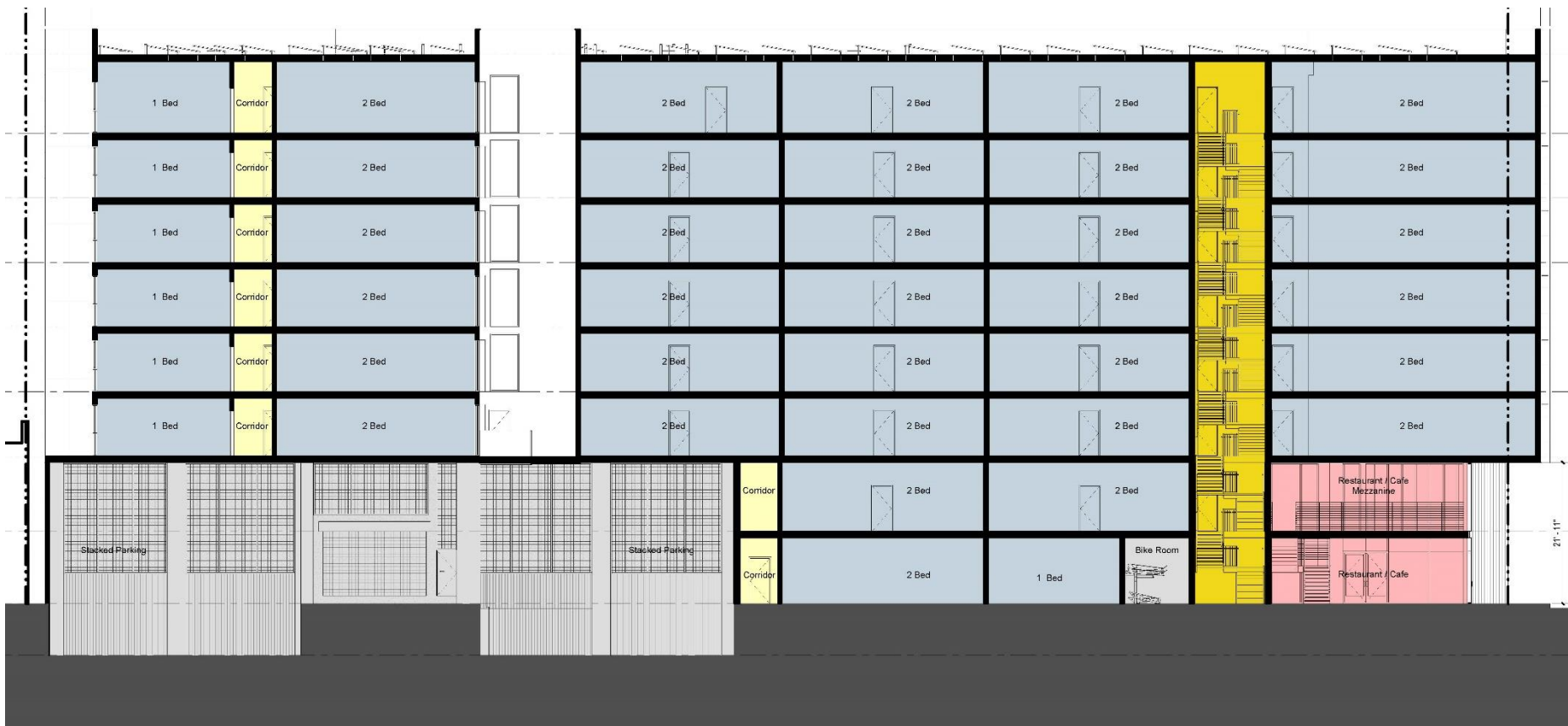
General Plan & Zoning 420 Mendocino Ave



- | | |
|--------------|---|
| Jul 5, 2018 | Design Review Board reviewed the Project as a concept item |
| Jul 30, 2018 | Neighborhood Meeting was held |
| Oct 10, 2018 | Zoning Administrator Approved the project |
| Apr 18, 2022 | Design Review application was submitted to the Planning and Economic Development Department |
| Jun 17, 2022 | Notice of Application was mailed to residents within 600-feet of the project site. |



East/west Building Section



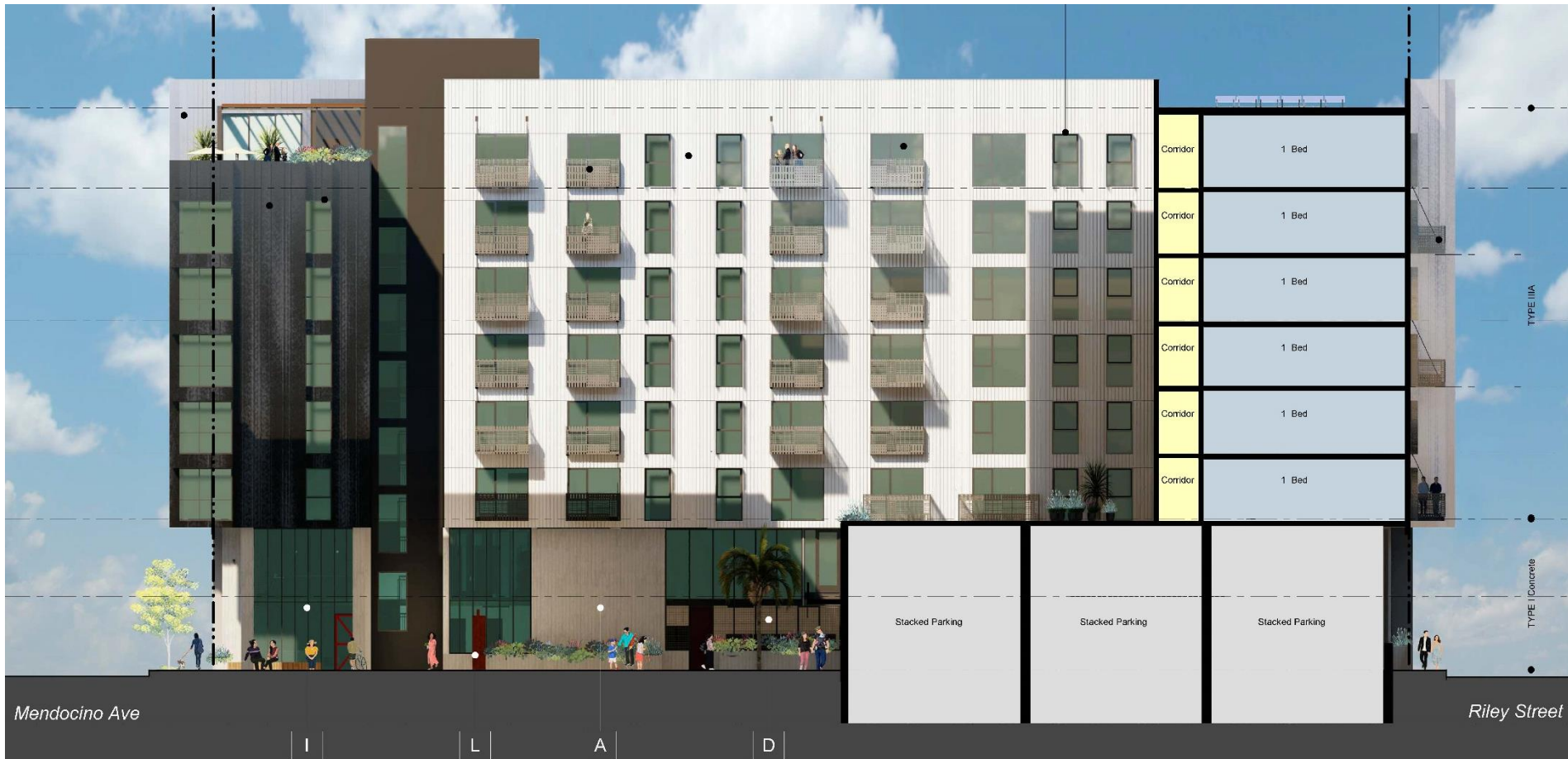
Ground Floor Plan



North Elevation



South Elevation





West Elevation



Materials/Color Details

A. Board Texture Concrete



C1. Metal Cladding
Light Color



E. Glazed Opening



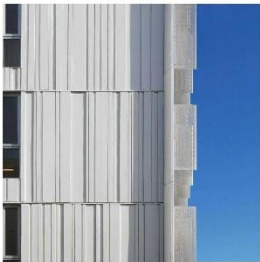
G. Perforated Metal Balconies



K. Wood Siding



B. Hardie Siding



C2. Metal Cladding
Dark Color



F1. Metal Sunshades
Solid



H. Roll-Up Metal Garage Access Gate



L. Entry Gate



I. Clear Glazing in Aluminum Shopfront



F2. Metal Sunshades
Perforated



J. Concrete Masonry Unit

D. Open Metal Mesh Screening





Environmental Review

California Environmental Quality Act (CEQA)

The project has been reviewed in compliance with CEQA and qualifies for three exemptions:

- Section 15182 (Projects Pursuant to a Specific Plan)
- Section 15183 (Projects Consistent with a General Plan)
- Class 32 exemption under Section 15332

- Height and size
- Proposed density



The Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve Design Review for the construction of an eight-story, approximately 172,644 square-foot building on the property located at 420 Mendocino Ave.

Questions

Monet Sheikhali, Senior Planner
Planning and Economic Development
MSheikhali@SRCity.org
(707) 543-4698