

Ridley Avenue Family Housing

1801 Ridley Avenue

November 17, 2022

Susie Murray, Senior Planner
Planning and Economic Development

Multifamily Housing

- 50-Units (1-, 2-, and 3-bedroom)
- Amenities (Computer room, community space with kitchen, community garden, tot lot, etc.)
- Parking (67 spaces on site plus street parking)

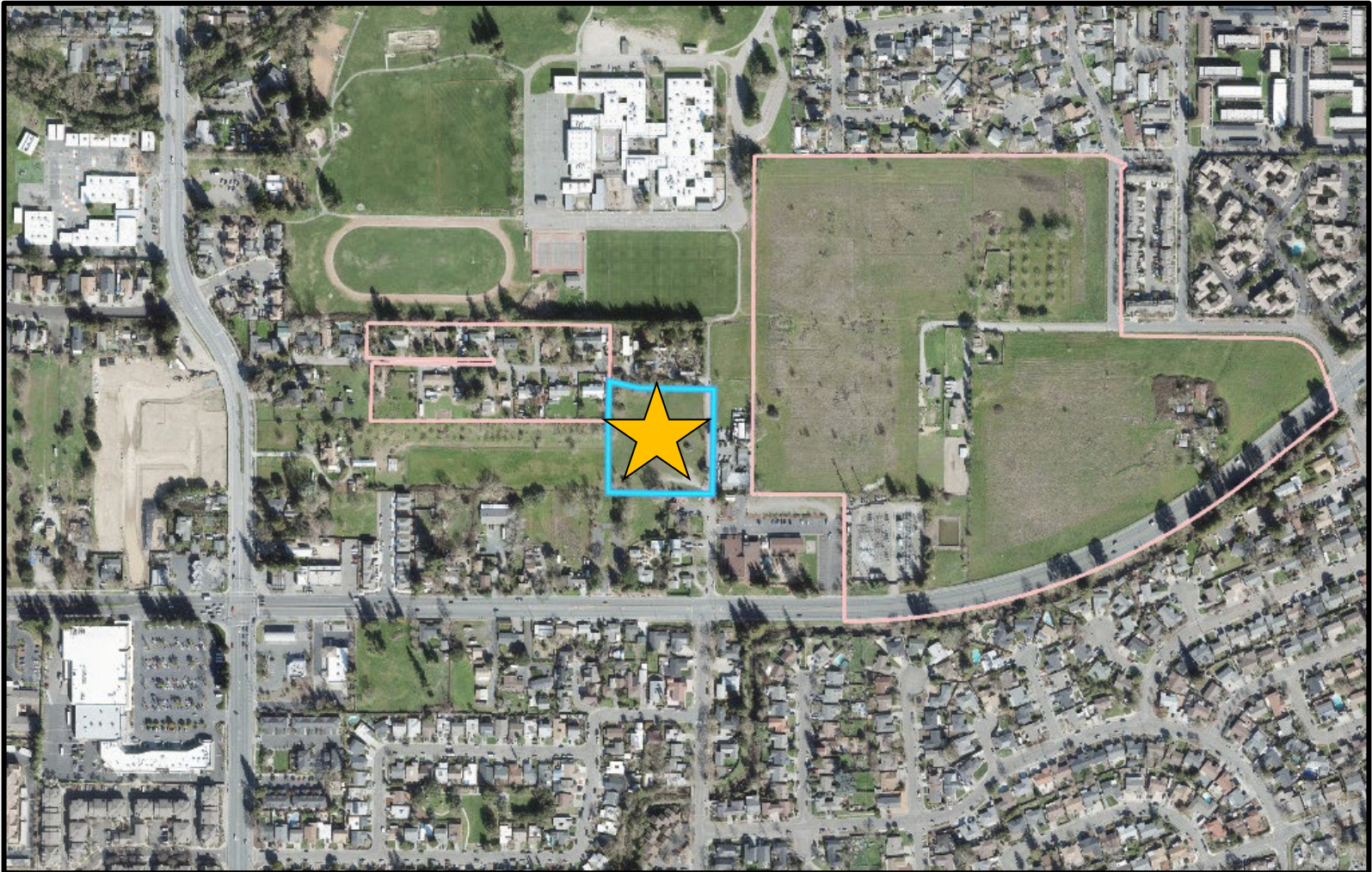
Required Entitlements

- Density Bonus (Director, approved)
- Minor Conditional Use Permit (Zoning Administrator)
- Major Design Review (Design Review Board)

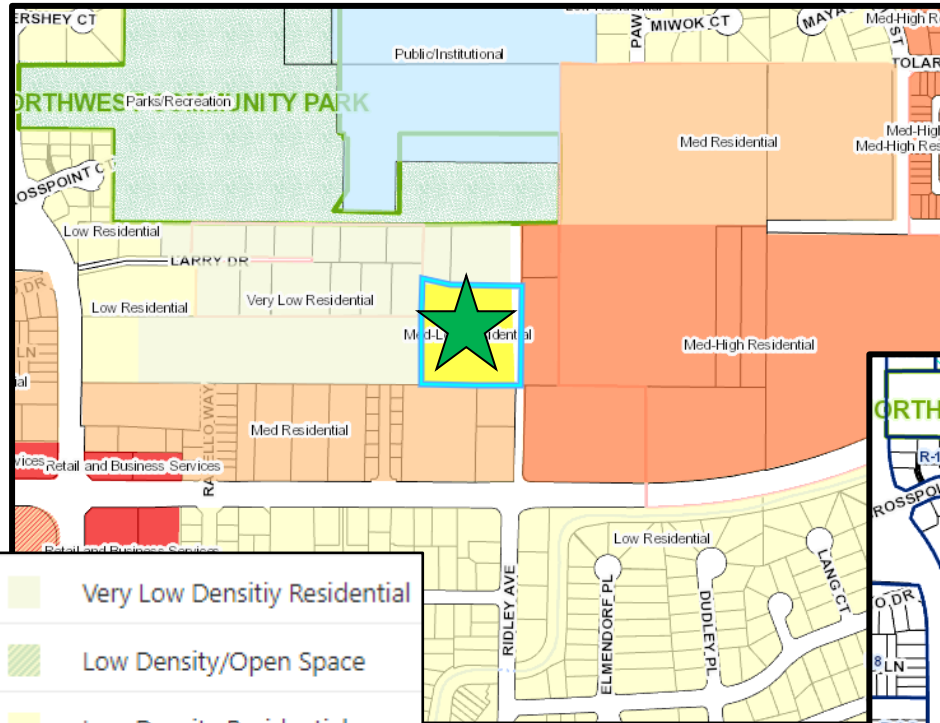
1801 Ridley Avenue



Neighborhood Context











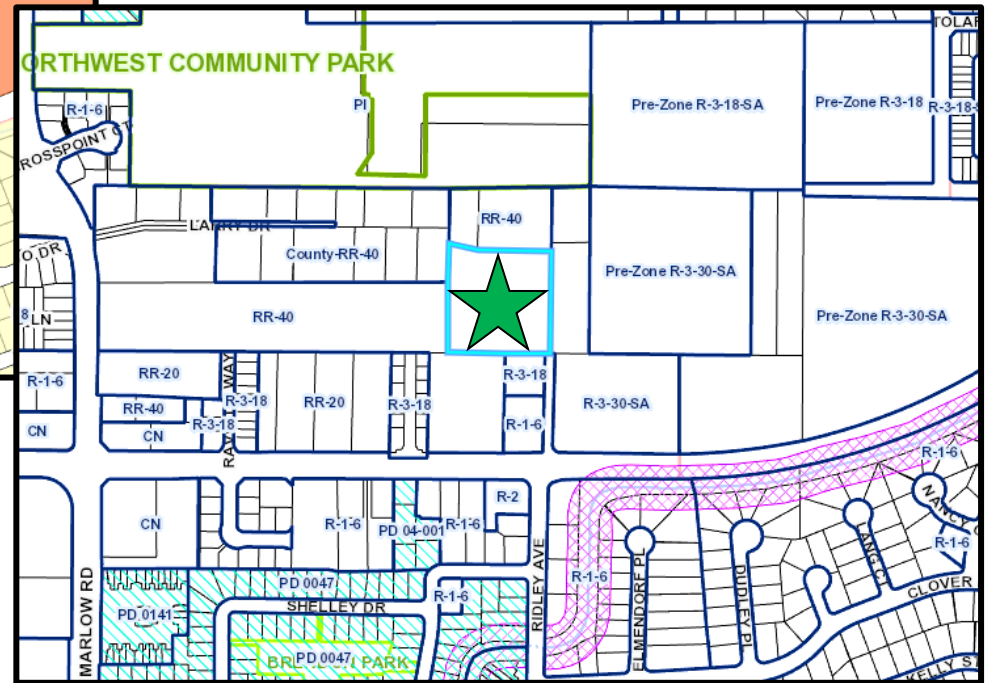
General Plan & Zoning



General Plan: Medium-Low Density

Zoning: R-1-6 (Single-family Residential)

-  Very Low Density Residential
-  Low Density/Open Space
-  Low Density Residential
-  Medium Low Density
-  Medium Density Residential
-  Medium High Density
-  Mobile Homes
-  Retail and Business Services



Circulation & Operation



Required Findings

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

Categorically Exempt pursuant to CEQA Guidelines Section 15332 – Infill development

- Consistent with General Plan & Zoning
- Within city limits, on less than five acres, and is substantially surrounded by urban development
- No value as habitat for endangered, rare or threatened species
- All required utilities and emergency services available

- There are no unresolved issues as a result of staff review.
- Summarize comments received:
 - Traffic & parking
 - Compatibility with neighboring properties
 - Privacy (fence & tree removal)
 - Drainage
 - Street improvements



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow Ridley Avenue Family Apartments at 1801 Ridley Avenue.

Questions?

Susie Murray, Senior Planner
Planning and Economic Development
Smurray@srcity.org
(707) 543-4348