

# Lago Fresca Apartments

## Design Review

File No: DR22-037



2445 Summerfield Road  
4744 Hoen Avenue

December 18, 2025

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Planning and Economic Development

## Project Description

Design Review Permit for a 50-unit multifamily residential development on 1.31 acres. The project includes 4 buildings that range from 3 to 4 stories tall. On-site amenities include a community room for gatherings, a play structure, an outdoor seating area, and barbecues.

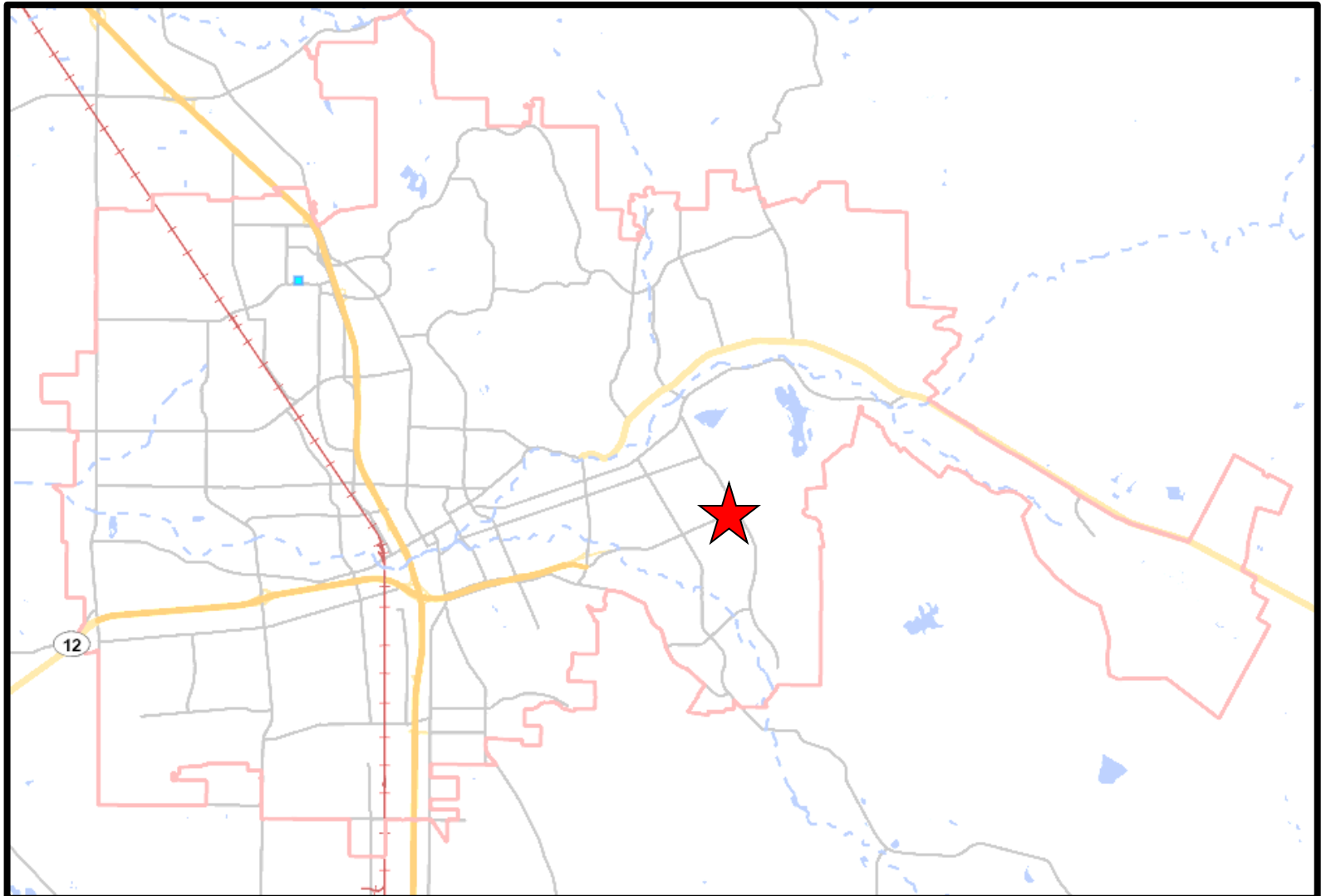


**The project has received a 32.5% density bonus approval for the provided 4 (10%) affordable units and the following concessions and waivers:**

- ❖ Concession to relocate all the affordable units into a single building
- ❖ Concession for parking reduction
  
- ❖ Waiver to increase the maximum allowable height from 35 to 45
- ❖ Waiver to decrease the Front Yard Setback on Summerfield Road
- ❖ Waiver to decrease the Front Yard Setback on Hoen Avenue from
- ❖ Waiver to reduce the required covered parking spaces from 50 to 38
- ❖ Waiver to reduce the minimum width of a covered parking space from 9.5 feet to 9 feet

# Project Location

## 2445 Summerfield Road & 4744 Hoen Avenue







The map displays the following details:

- Streets:** MAYETTE AVE, SPRING CREEK, HOHN AVE, SUMMERFIELD RD, STONEHEDGE DR, DEVON DR, LUCY CT, SIERRA CREEK, ARROYO SEP.
- Land Use Zones:**
  - Low Residential (R-1-6, R-1-7.5)
  - Parks/Recreation (OSR)
  - Office (CO)
  - Public/Institutional (PI)
  - Med Residential (PD 0002)
- Project Areas:** PD 0039, PD 0002, PD 0164, PD 0372, PD 03-006, PD 0220.
- Other Labels:** "UTHEAST GREENWAY" (green dashed line), "SPRING CREEK DIVERSION" (blue dashed line).

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<b>September 29, 2021</b>	Pre-application Neighborhood Meeting was held
<b>March 3, 2022</b>	Design Review Board Meeting was held for Concept Design Review
<b>August 18, 2022</b>	Project applications submitted
<b>September 16, 2022</b>	Notice of Application was distributed
<b>November 12, 2025</b>	Director approved the Density Bonus Letter
<b>December 11, 2025</b>	Planning Commission approved Use Permit



# Project Site Plan



# Project Landscape



ILLUSTRATIVE LANDSCAPE PLAN  
Scale: 1" = 20'-0"





# Architectural Plans 2022



BIRD'S EYE VIEW FROM HOEN / SUMMERFIELD



GROUND VIEW FROM COURTYARD



GROUND VIEW FROM HOEN AVENUE



GROUND VIEW FROM SUMMERFIELD ROAD

## 2022 Board's Comments

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- Limited private open space.
- Creative approaches to common open space areas were encouraged.
- Request for a child's play area.
- Support for adding additional bicycle racks at the ground level.
- The four-story portions of the development are too tall for the neighborhood.
- Suggestion to “take away some verticality and add horizontality.”
- Improve architectural expression, articulation, and roof forms.
- Explore additional articulation and clearer differentiation between building forms.
- Architecture appears “too industrial,” and more creative architectural expression was encouraged.
- Remove gable roofs in favor of flat roofs with parapets to reduce perceived building height and better screen rooftop equipment.
- Consider extending the eaves.

# Current Architectural Plans



HOEN AVENUE PROJECT ENTRANCE



SUMMERFIELD COURTYARD ENTRANCE



VIEW FROM SUMMERFIELD - SOUTHEAST



VIEW FROM SUMMERFIELD - EAST



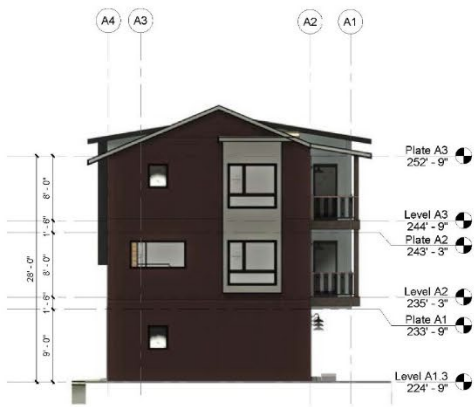
# Elevations Building A



2 BLDG A - North Elevation  
1/8" = 1'-0"



1 BLDG A - East Elevation  
1/8" = 1'-0"



3 BLDG A - South Elevation  
1/8" = 1'-0"



4 BLDG A - West Elevation  
1/8" = 1'-0"

# Elevations Building B



# Elevations Building C





# Elevations Building D



## 3D views



VIEW FROM WEST



VIEW FROM SOUTH



VIEW FROM HOEN - NORTHWEST



VIEW FROM SUMMERFIELD - NORTHEAST



VIEW FROM ROOF TERRACE AT BLDG D



COURTYARD FROM WEST



BLDG B - EAST



BLDG D - NORTH



# Street views



VIEW FROM WEST ON HOHN



VIEW FROM SOUTH ON SUMMERFIELD



VIEW FROM NORTH ON SUMMERFIELD

# Environmental Review

## California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

- Class 32 exemption under California Government Code Section 15332 – Infill development

- ❖ Residents have expressed concerns that the proposed building height does not fit the primarily one- or two-story neighborhood
- ❖ The scale and density of the project are incompatible with the area.



It is recommended by the Planning and Economic Development Department that the Design Review and Preservation Board, by resolution, approve Design Review for the Lago Fresca Project, a 50-unit multifamily residential development, located at 2445 Summerfield Road and 4744 Hoen Avenue.

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