



Lago Fresca Apartments Appeal

PRJ22-019 (CUP22-050, DR22-037)

2445 SUMMERFIELD ROAD AND 4744 HOEN AVENUE

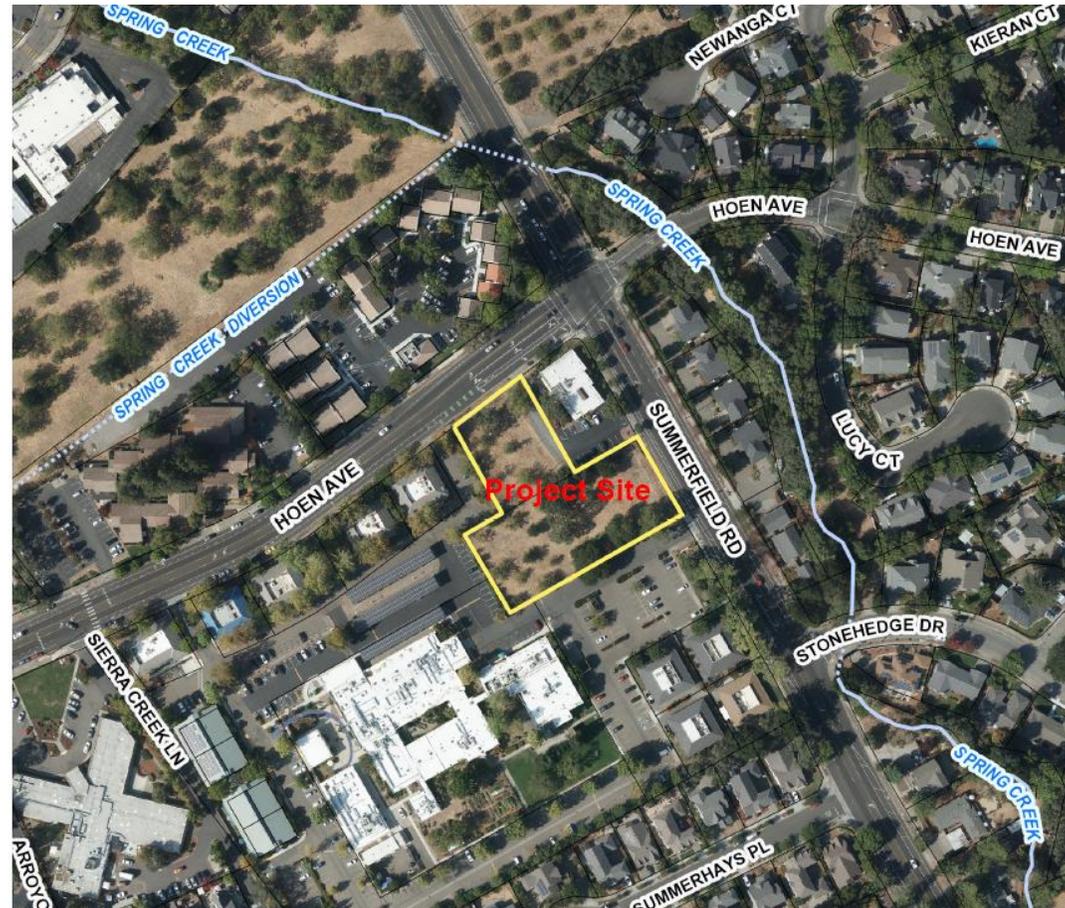
February 24, 2026

Project Description

Conditional Use Permit and Design Review for a 50-unit multifamily residential development

The project is a development of 50 housing units on 1.31 acres. It includes 4 units for very low-income residents and offers 63 parking spaces. There are 4 buildings that range from 3 to 4 stories tall.

Project Location

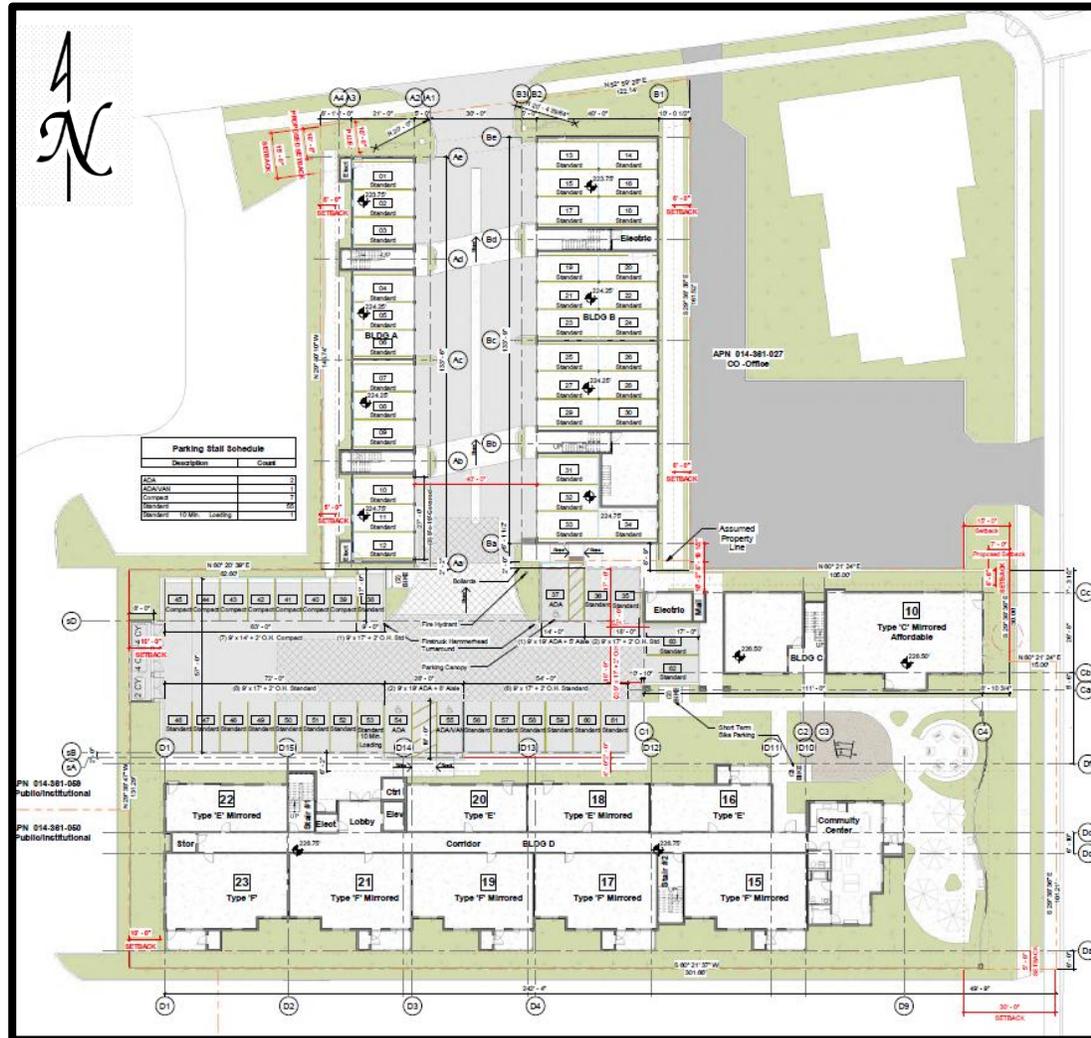


February 24, 2026

Lago Fresca Appeal



Site Plan



February 24, 2026

Lago Fresca Appeal



General Plan & Zoning

General Plan: Office
Zone: Office Commercial (CO)



Background

- On September 29, 2021, a Pre-application Neighborhood Meeting was held.
- On March 3, 2022, a Concept Design Review package was considered by the Design Review Board.
- On August 18, 2022, Conditional Use Permit and Design Review applications were submitted to the City.
- On November 12, 2025, the Planning and Economic Development Director issued an approval letter for a Density Bonus, and associated incentives and concessions.
- On December 11, 2025, the Planning Commission unanimously approved a Conditional Use Permit.
- On December 18, 2025, the Design Review and Preservation Board approved a Design Review application.
- On December 19, 2025, the City Clerk's Office received an Appeal from Khashayar Ghazzagh, on behalf of the Bennett Valley Community Against Lago Fresco Project, appealing approvals of both the Conditional Use Permit and Design Review.

Grounds for Appeal

- Traffic study used 2021 COVID-era data; does not reflect current traffic or parking demand.
- Street parking assumptions inaccurate
- Pedestrian collisions in 2023 omitted: 19-year-old critically injured, 13-year-old later died.
- School merger increased traffic—missing from traffic study.
- No visitor parking, forcing spillover parking into nearby properties and streets.
- Likely increase in jaywalking and unsafe crossings due to inadequate parking and access.
- Driveway design unsafe for pedestrians/bikes; promotes car-only movement.
- Residents will need to cross two lanes to turn west—unsafe and unstudied.
- New driveway too close to 4750 Hoen Avenue, worsening existing near-collision issues.
- Does not meet intent of Density Bonus: area lacks major transit and job access; bike routes unsafe.
- Wildfire evacuation unrealistic; power outages hinder traffic signal control.

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

Recommendations: Two Resolutions

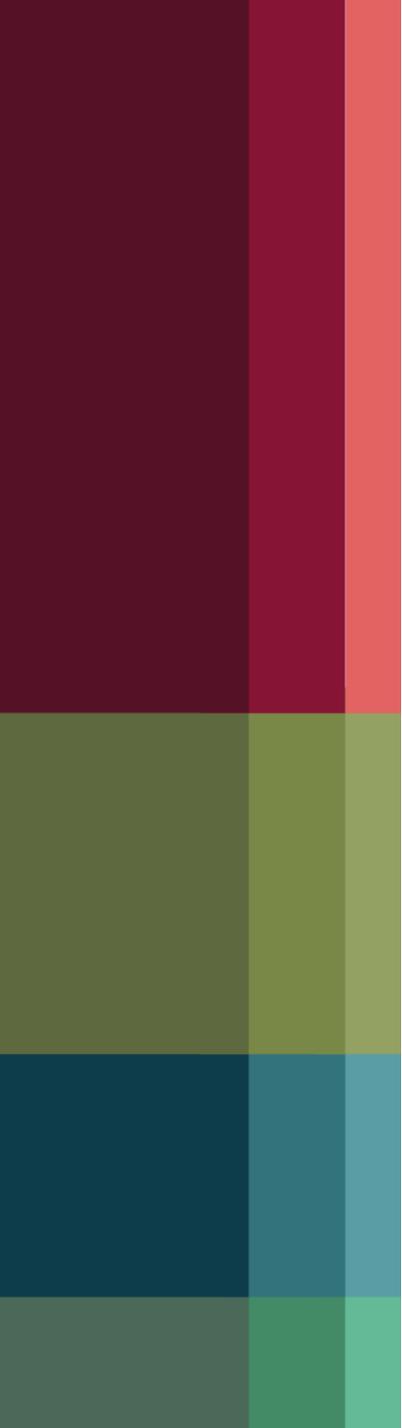
Resolution 1: The Planning Commission and the Planning and Economic Development Department recommends that the Council, by resolution, deny the appeal and approve a Conditional Use Permit for the Lago Fresca Apartments Project and Resolution 2: The Design Review and Preservation Board and the Planning and Economic Development Department recommends that the Council, by resolution, deny the appeal and approve a Design Review for the Lago Fresca Apartments Project, located at 2445 Summerfield Road and 4744 Hoen Avenue.

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

February 24, 2026

Lago Fresca Appeal



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Questions?