

# 420 Mendocino Design Review

File No. DR22-020

420 Mendocino Ave, 0 Riley St, 611 5<sup>th</sup> St

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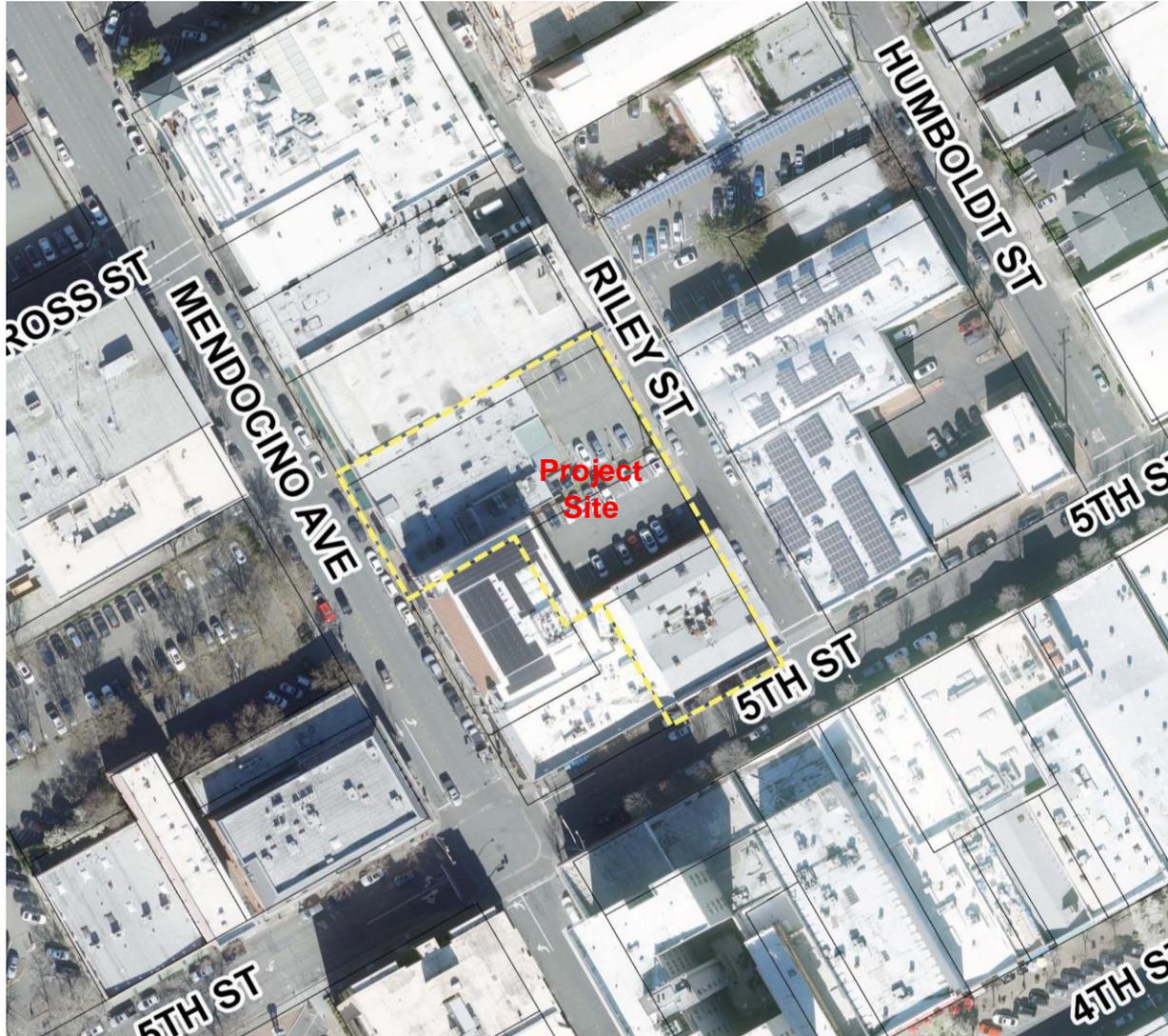
August 4, 2022

Monet Sheikhali  
Senior Planner  
Planning and Economic Development

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



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



3. Mendocino Avenue, Looking south-east



2. Fifth Street at Riley with existing building

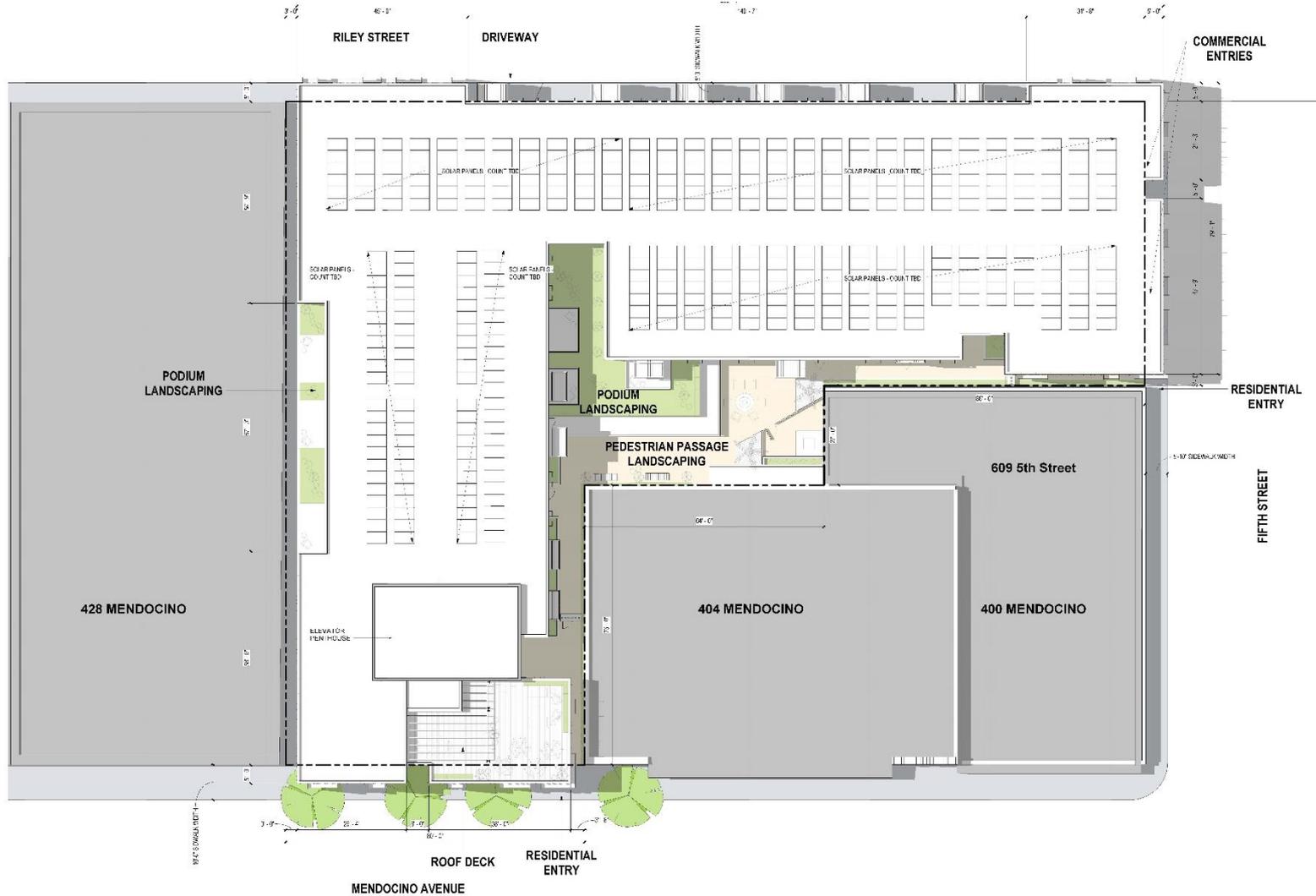


4. View of existing parking lot, Riley Street

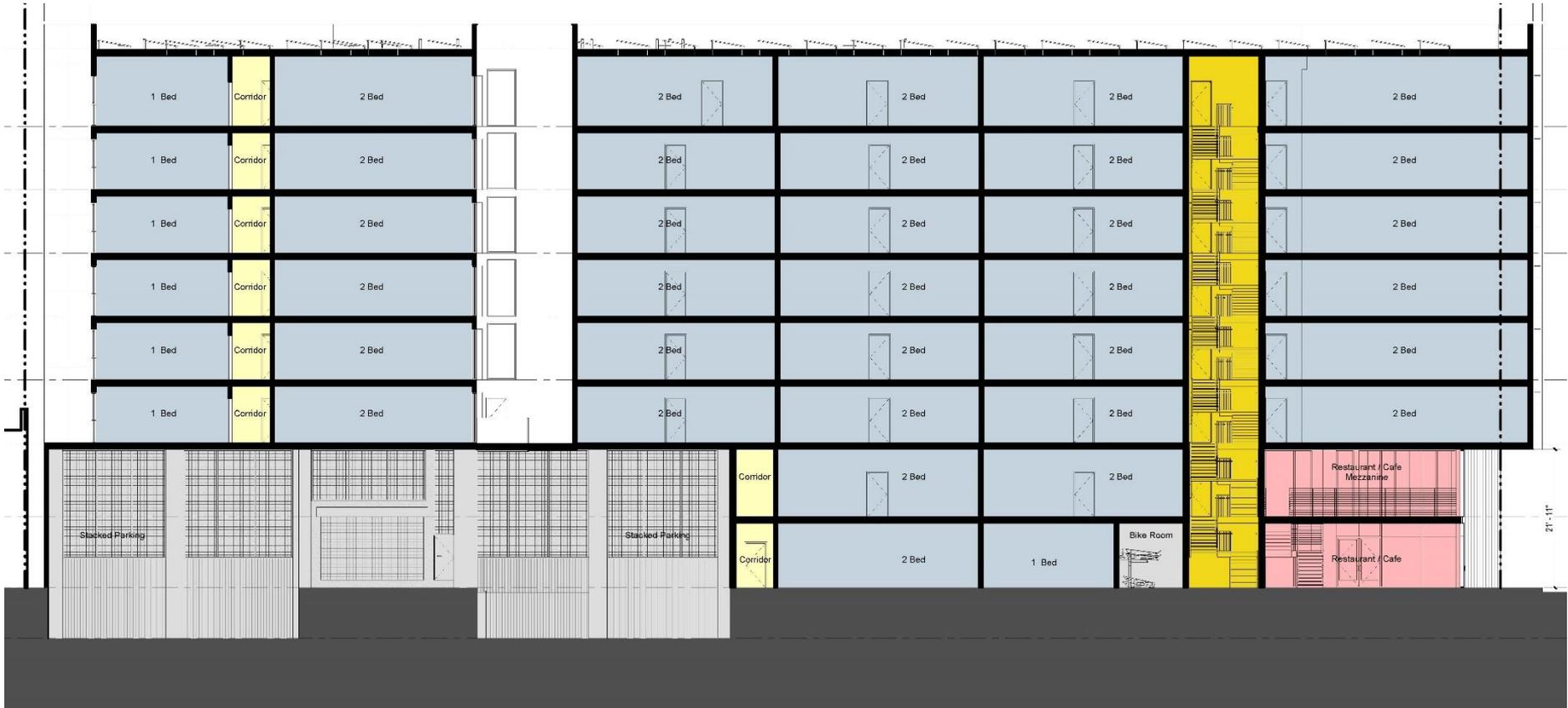
# General Plan & Zoning 420 Mendocino Ave



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- |              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| 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.          |

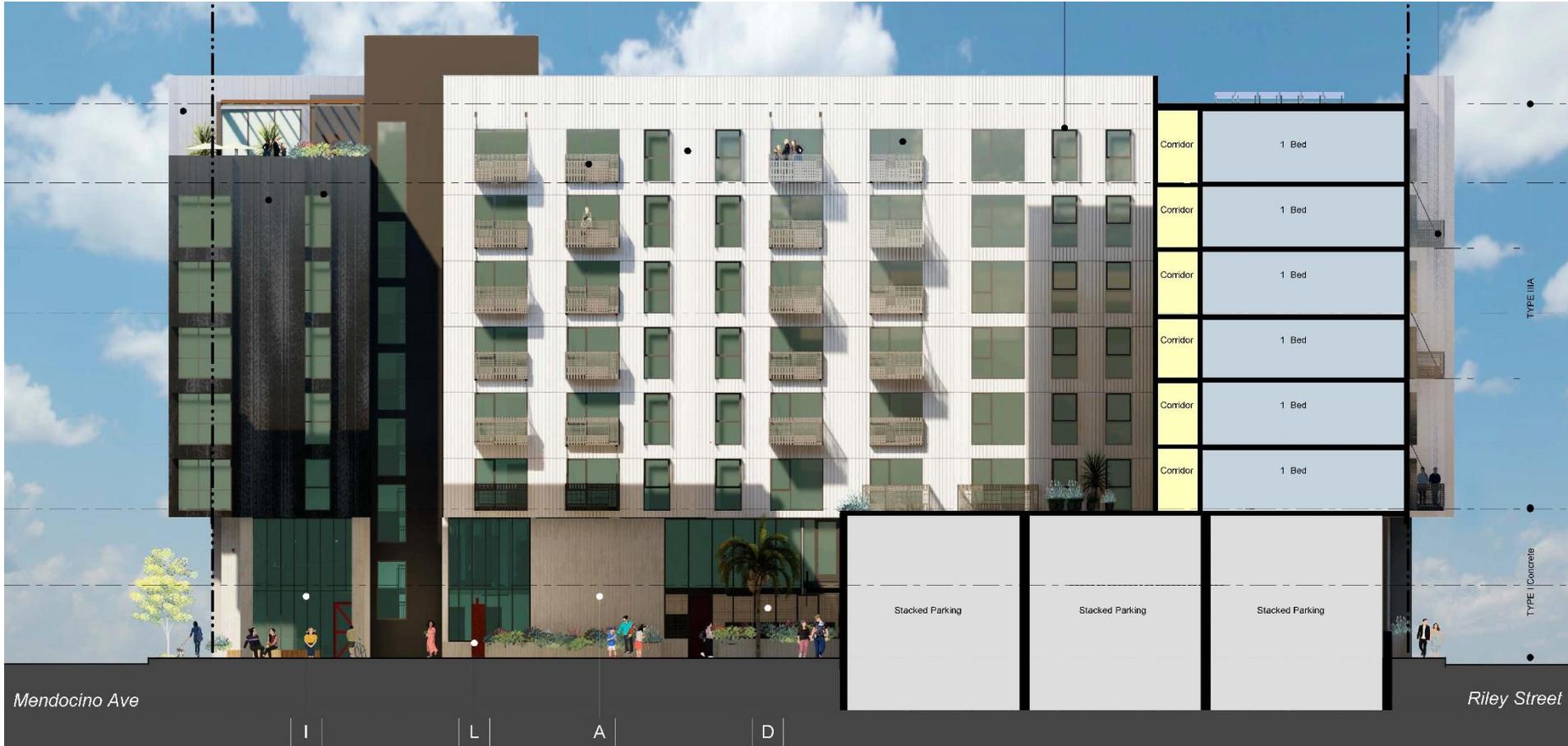


# East/west Building Section

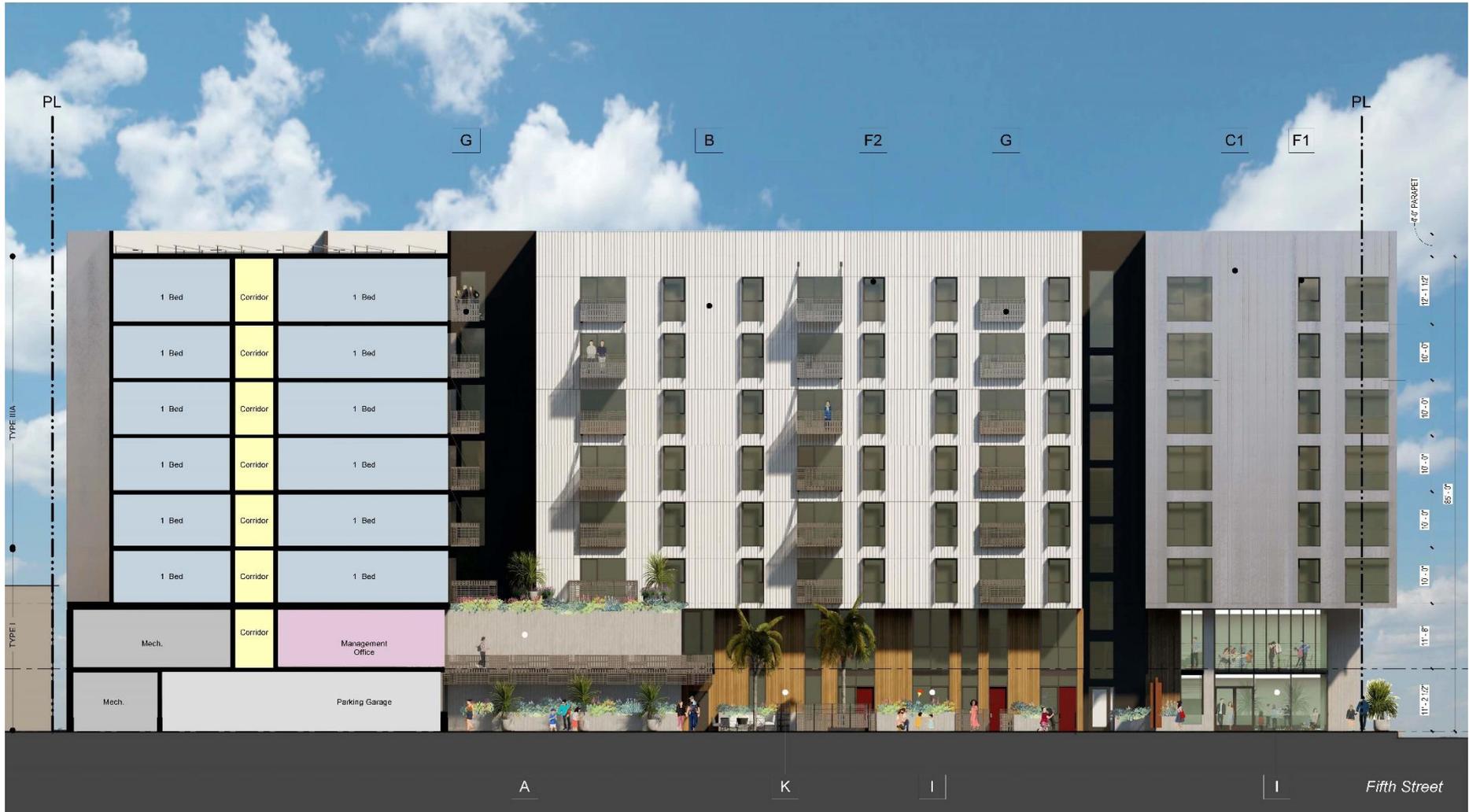












# Materials/Color Details

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



D. Open Metal Mesh Screening



F2. Metal Sunshades  
*Perforated*



J. Concrete Masonry Unit

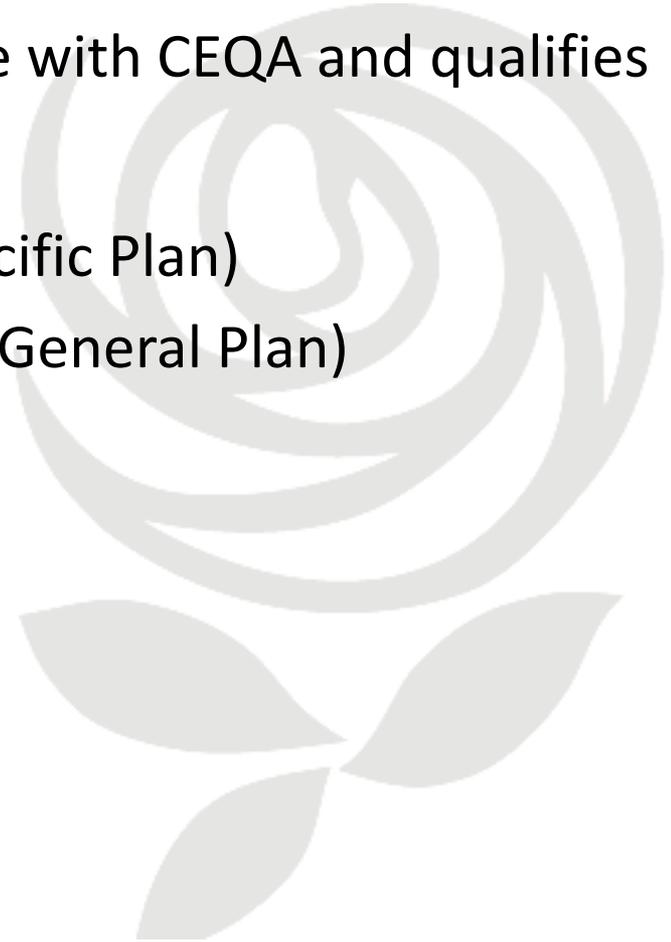


# Environmental Review

## 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

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