

2000 Piner Apartments

Concept Design Review

Project No. DR24-034



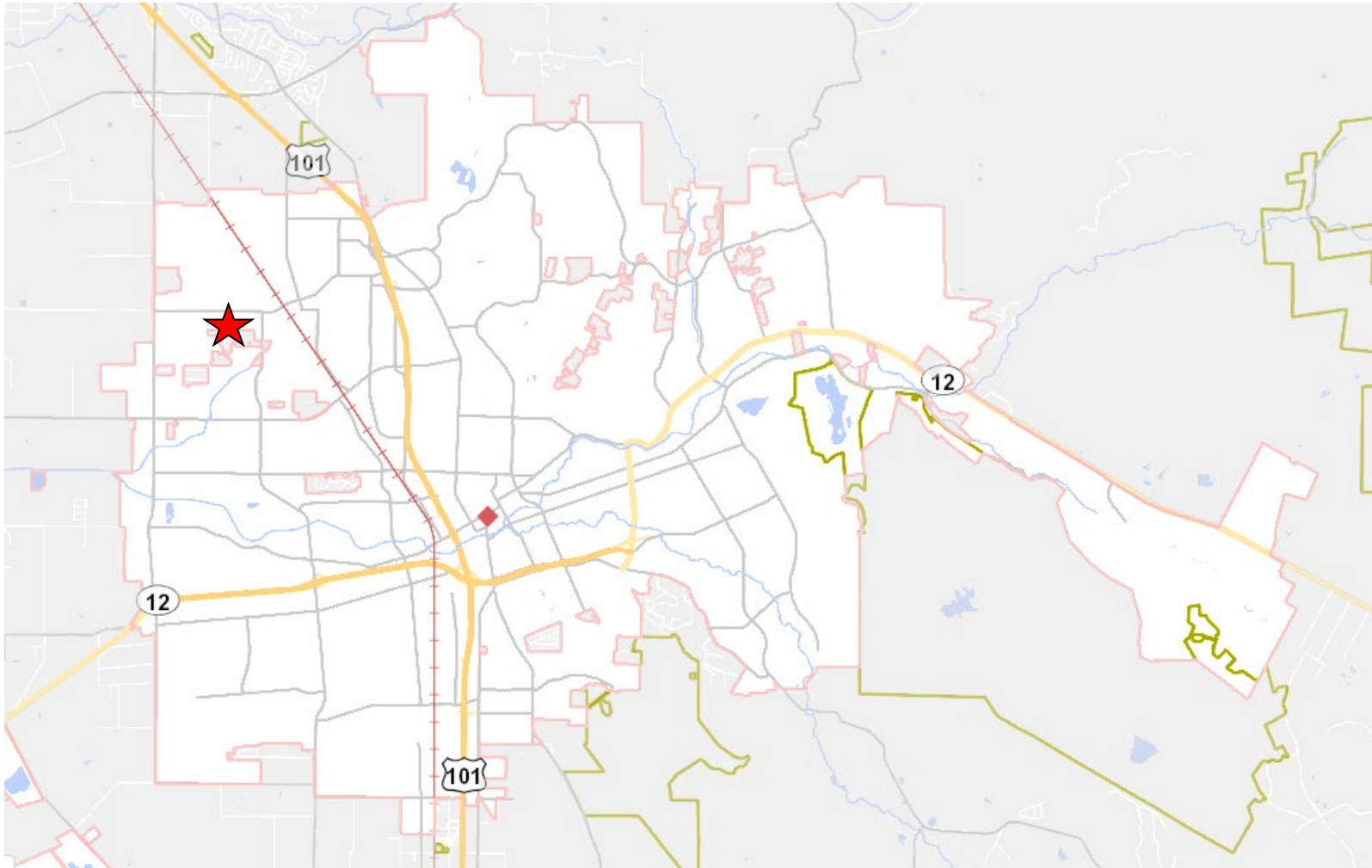
2000 Piner Road

February 6, 2025

Kristinae Toomians, Senior Planner
Planning and Economic Development

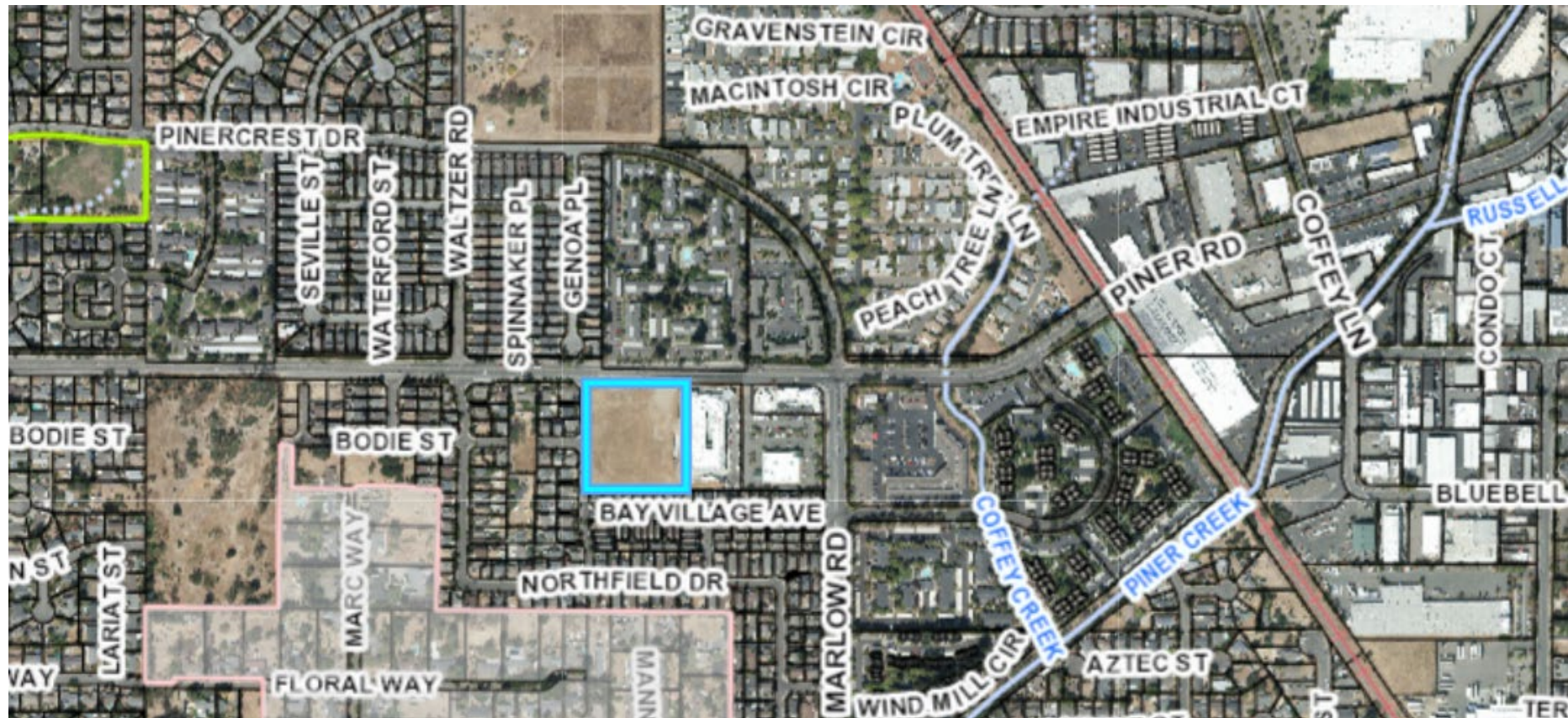
Project Location

2000 Pinner Road



Neighborhood Context

2000 Piner Road

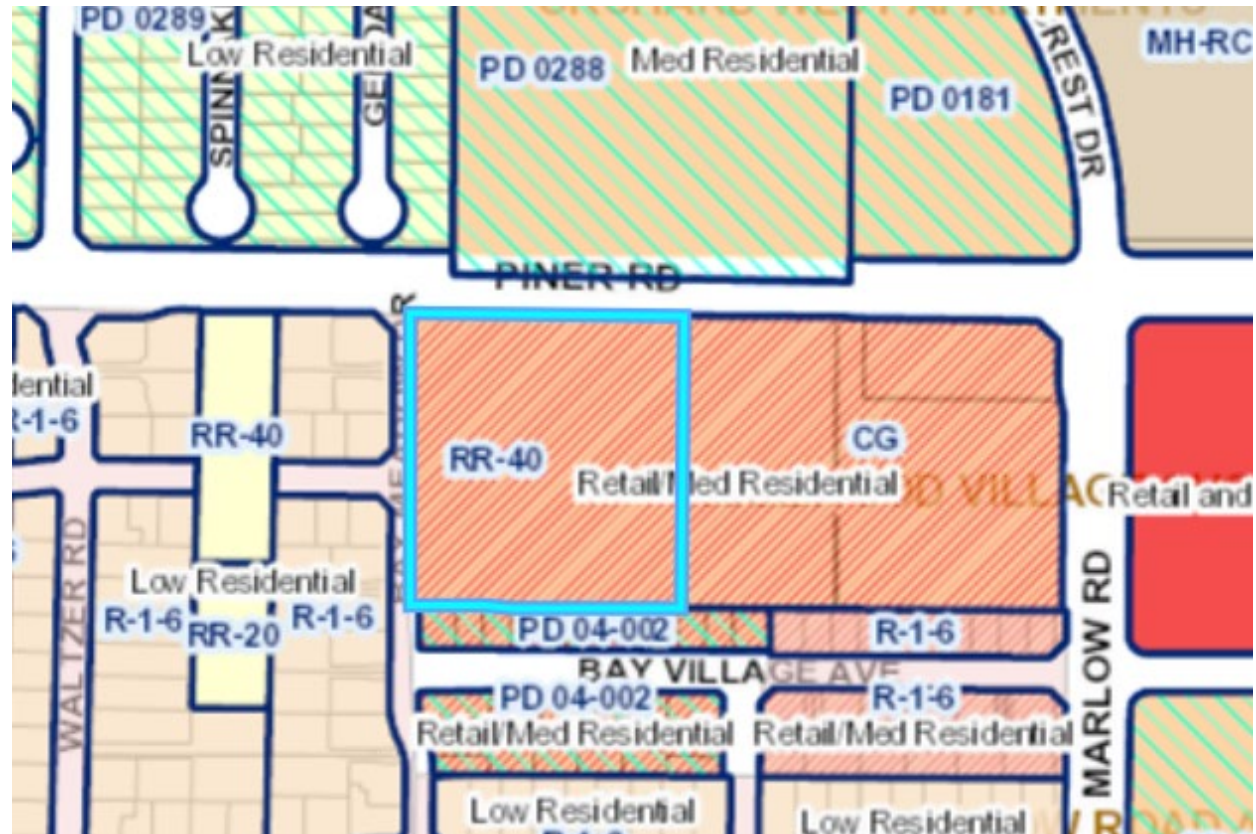


Zoning & General Plan 2000 Piner Road

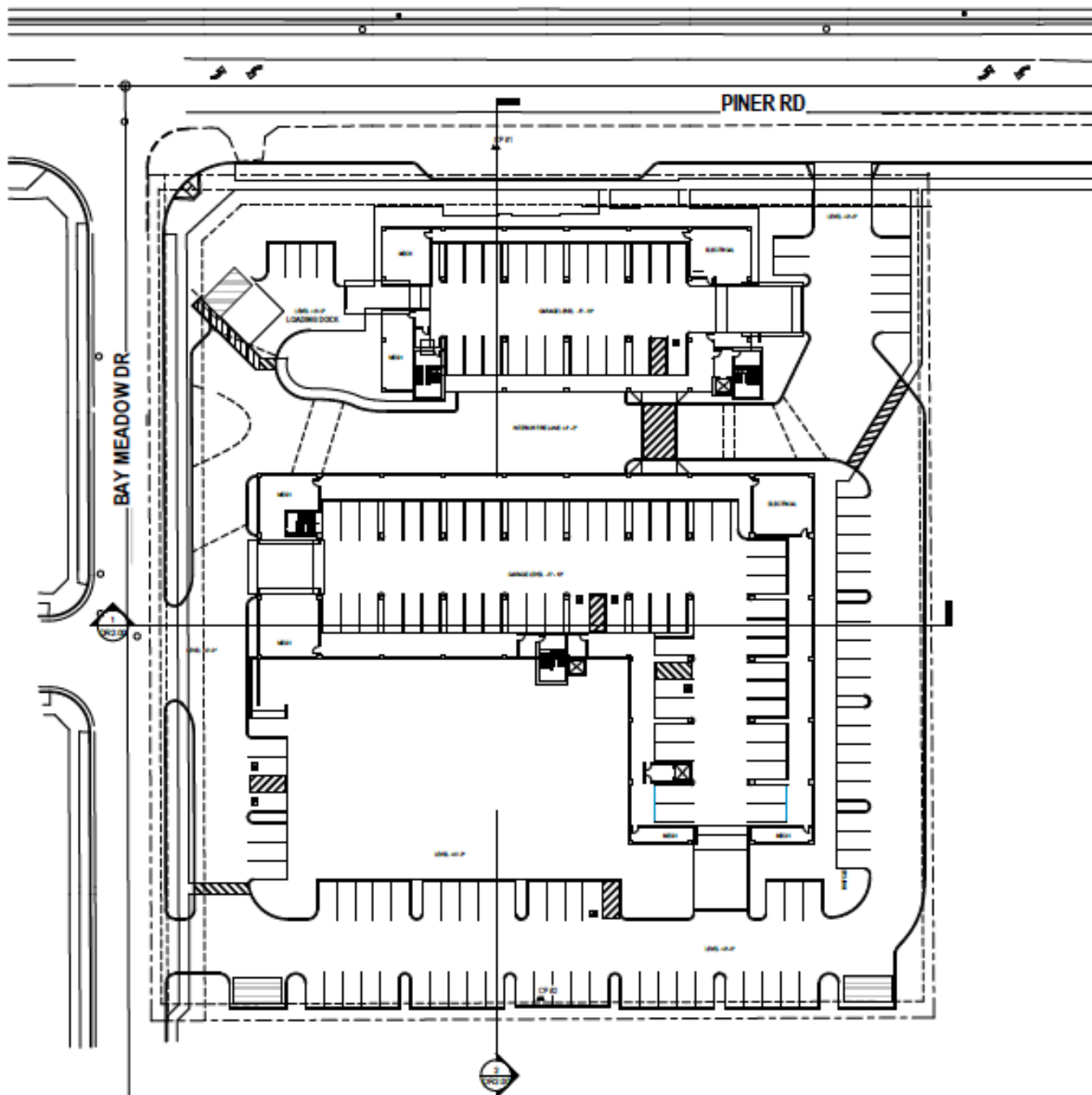
RR-40 – Rural Residential

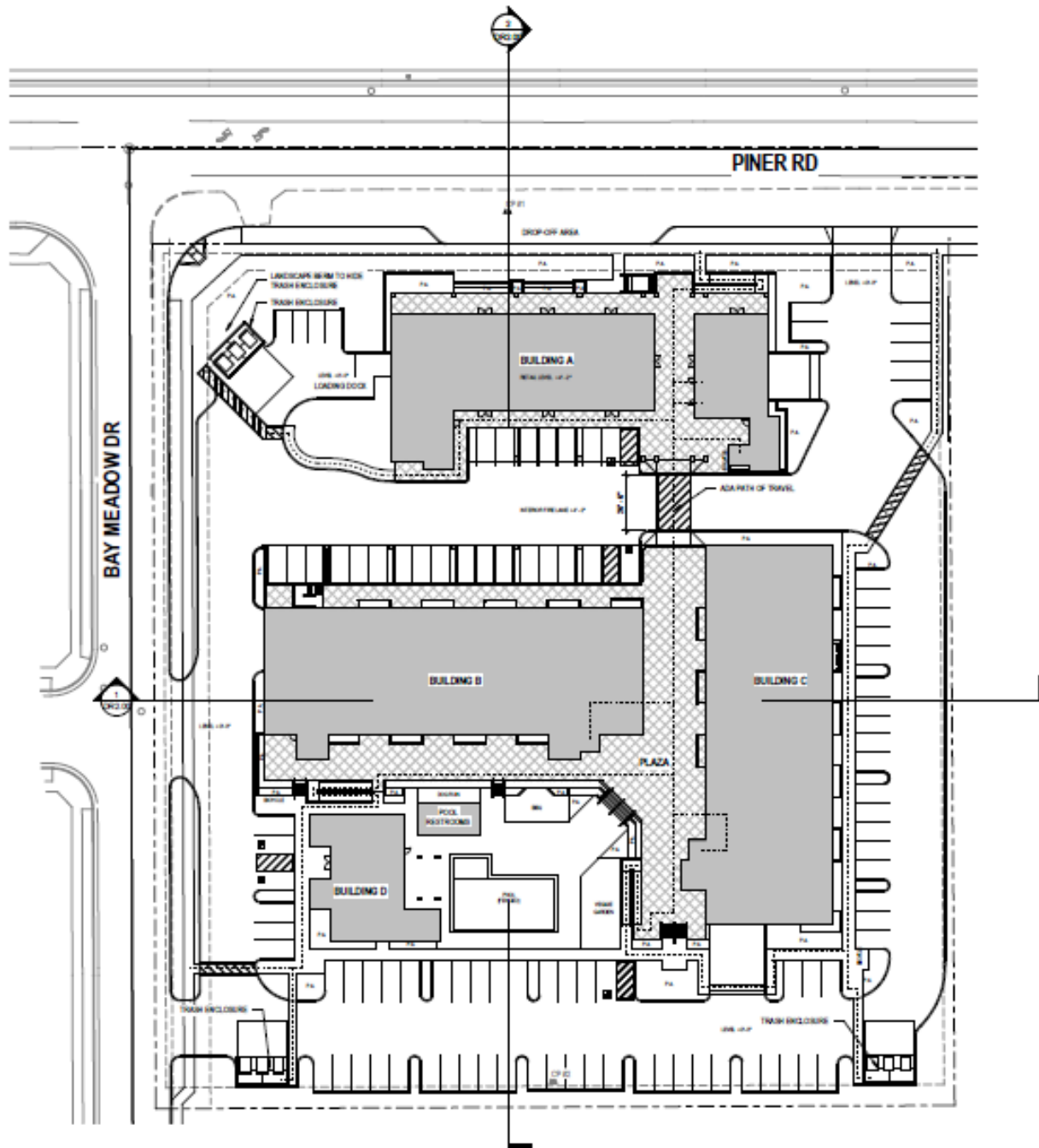
Retail/Medium Residential

28.29 du/ac proposed



- Concept Design Review for a proposed 103-unit, 4-story mixed-use apartment complex on 3.64 acres.
- The project features three 4-story buildings situated above two semi-recessed parking garages.
- Along Piner Road, one building will include four ground-floor retail spaces with senior housing above, while the other two buildings will offer rental units available to all ages, sharing a common parking garage.
- The buildings will be arranged around a central plaza at the north end of the site, with amenities such as activity areas, a pool, and a community building located to the south.





- Building Height, massing, & proposed color.
- Proposed density
- Trash receptacle locations
 - Trash areas bring pests and smell
- Due to the narrow nature of the road, and the limited parking on Bay Meadow drive, current residents put their trash bins on the side of the road where I assume entrances to the new buildings would be. How will parking, garbage bins, street cleaning etc. be addressed?
- Light spillage to neighboring properties.
 - Headlights from parking shining into neighboring properties.
- Noise issues with people parking, moving cars, etc. during the night, again, very close to the back of homes.
- The building height
- Traffic
- Planting plans

Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

Recommendation

The Applicant and the Planning and Economic Development Department are requesting that the Design Review Board provide comments and direction for the project located at 2000 Piner Road.

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