



Merrill Residence

Concept Review - CHB

LMA22-018

PRJ22-027

912 McDonald Ave

December 7, 2022

Christian Candelaria, City Planner
Planning and Economic Development

The purpose of the concept review is to provide the applicant, staff, and board with clear design direction:

- The CHB shall identify the character-defining elements of the historic district and the surrounding neighborhood to provide direction for the design elements of the home.

The applicant will also be presenting.

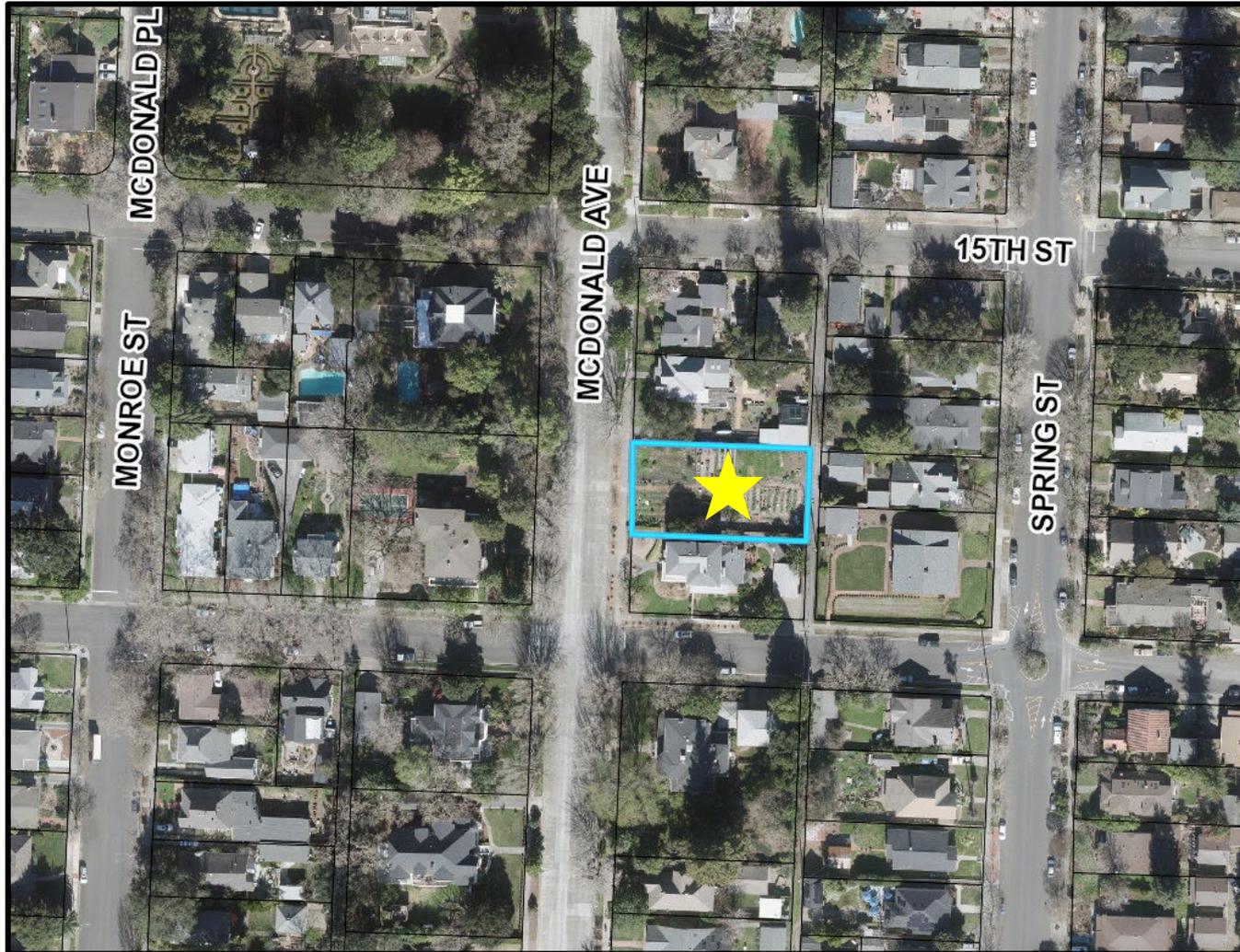
Construct a new Single-Family Dwelling

- 1,873 SF Home, 3 Bed & 2.5 Bath
- 648 SF 2-Car Garage
- 500 SF Covered Outdoor Area
- 98 SF Well Pump House
- House is within the McDonald Preservation District and the Historic Combining District (-H)

Required Entitlements

- Landmark Alteration Permit (CHB)

Aerial View and Neighborhood Context



- October 5, 2022 – Project Submittal
- November 15, 2022 - Resubmittal
- November 30, 2022 - Neighborhood Meeting
- December 7, 2022 – Cultural Heritage Board Concept Review

General Plan: Low-Density Residential

Zoning: PD 0005-H

McDonald Preservation District, Historic Combining District



Environmental Review

California Environmental Quality Act (CEQA)

“Not a Project”

The request for the Cultural Heritage Board to provide comments and direction for a concept 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).

The Applicant and the Planning and Economic Development Department are requesting that the Cultural Heritage Board provide comments and direction for the Merrill Residence proposed at 912 McDonald Avenue.

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