

# **BERTO PLACE PRJ19-038 (DR19-038 & DB19-010)**

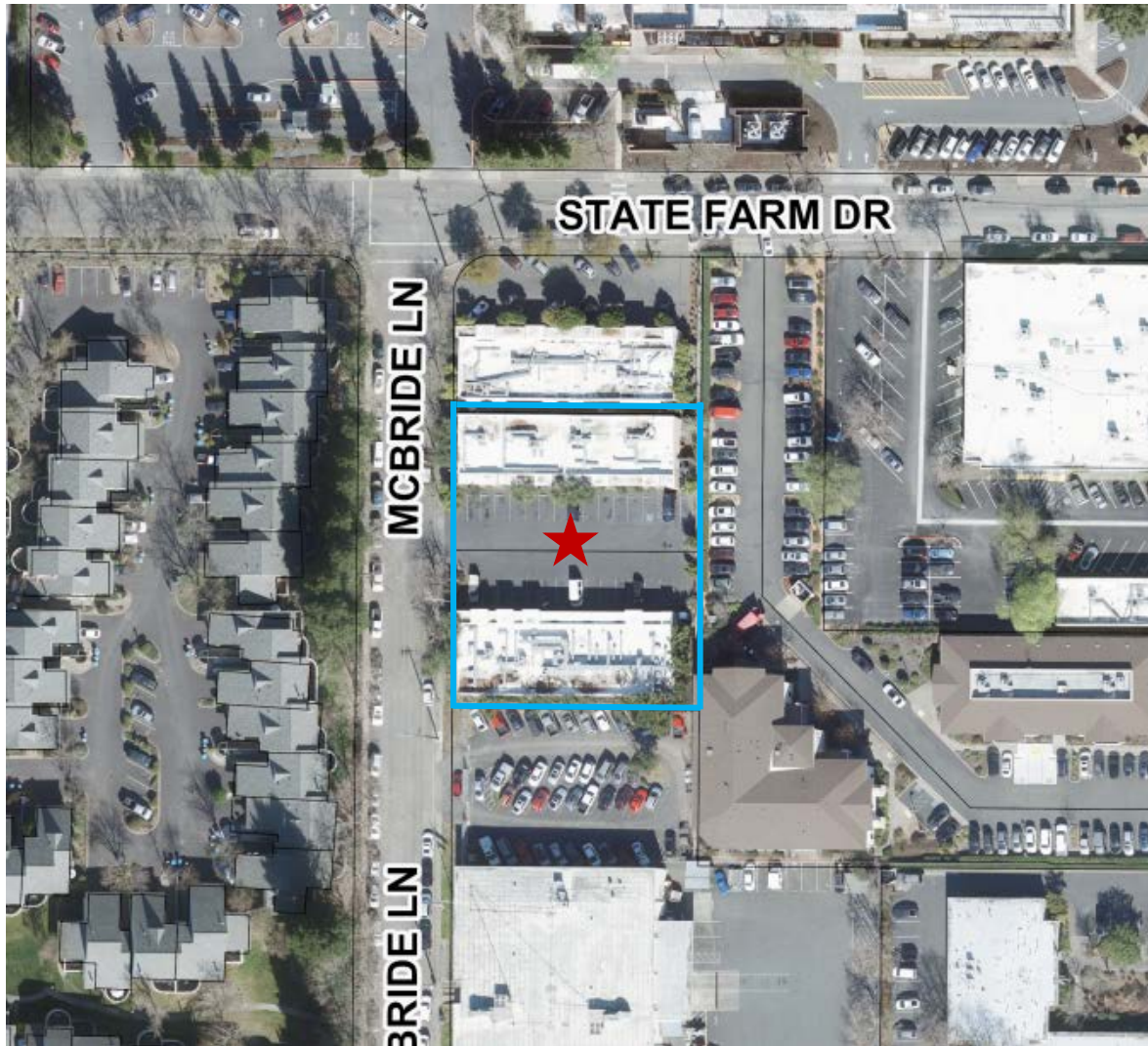
2906 MCBRIDE LN

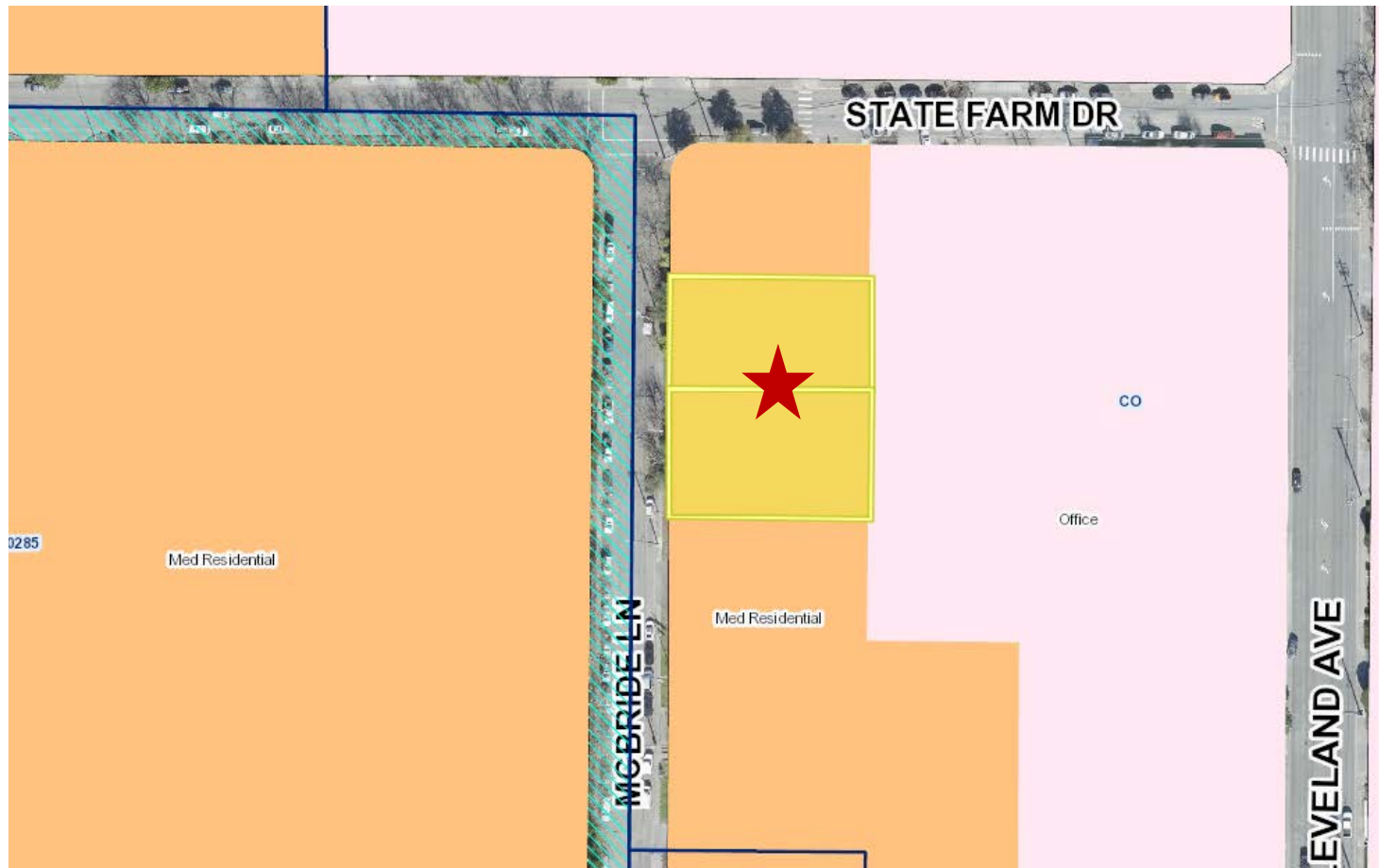
Sep 3, 2020

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City Planner  
Planning and Economic Development

- Minor Design Review to repurpose two commercial buildings to residential development by making exterior changes and additions of fence with gate, carports, and storage areas.

# Project Location 2906 McBride Ln.





The project proposes 14 dwelling units with one unit designated for very low-income affordable housing.

Project Site Area: 0.607 gross acres  
 Site Land Use Designation: Medium Density Residential  
 Max. Units allowed without density bonus: 0.607 acres x 18 du/acre = 10.92 (Base Project)

## **Calculation of State Density Bonus of 35%**

Affordable Units: 1 units at Very Low-Income Level  
 Percent Affordable:  $1 / 10 = 10\%$   
 State Density Bonus: Minimum 10% at Very Low-Income Level results in 32% State Density Bonus and maximum 4 (10 units x .32 = 3.2) units and 2 Incentives or Concessions  
 Maximum Density Allowed: 14 du/acre (10 + 4 = 14)

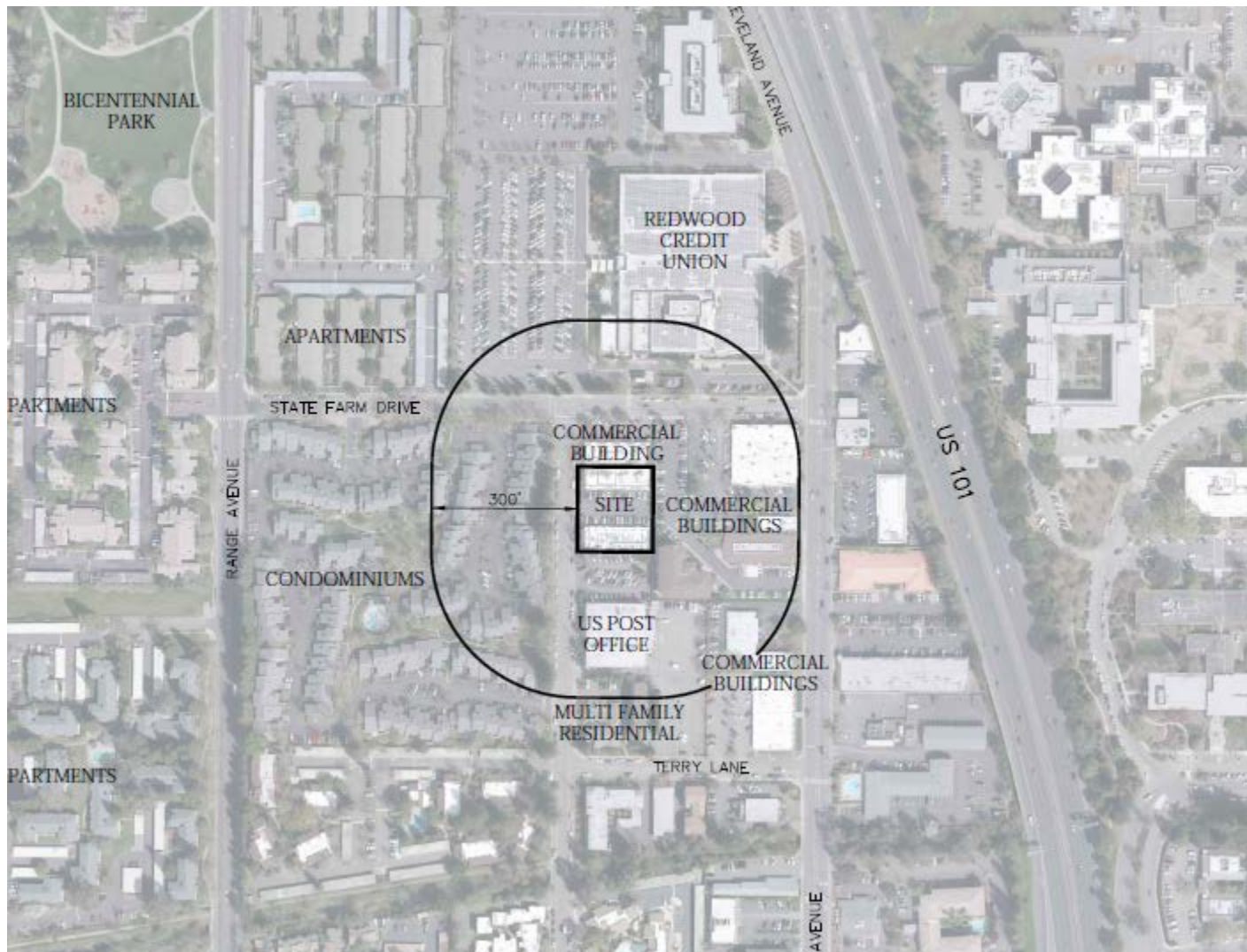
## **Concession**

1. Parking Reduction from 25 spaces to 22
2. Covered parking reduction from 14 to 7

Very Low-Income Unit Percentage	Density Bonus*	Incentives or Concessions
5%	20%	1
6%	22.5%	1
7%	25%	1
8%	27.5%	1
9%	30%	1
<u>10%</u>	<u>32.5%</u>	<u>2</u>
11%	35%	2
12%—14%	35%	2
15%	35%	3

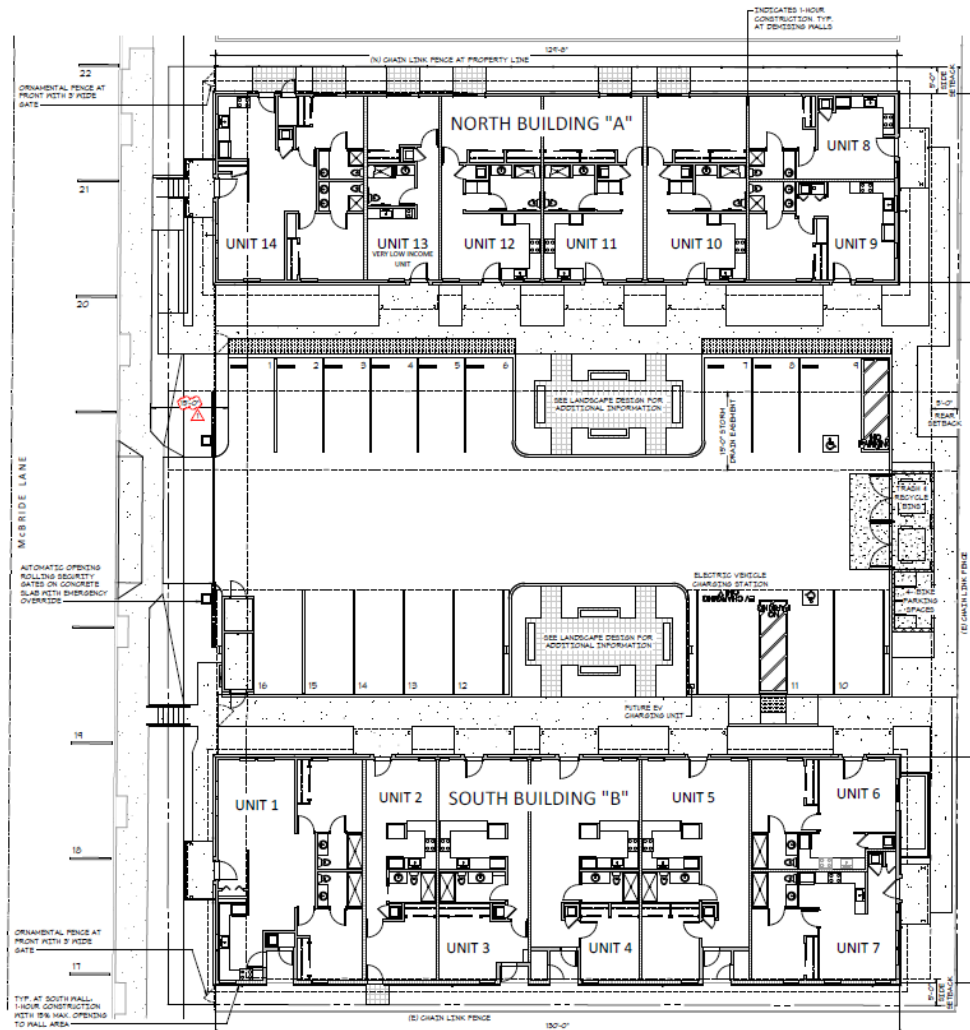


# Vicinity Land Uses



# Existing Buildings







# Proposed Elevations



**EAST**  
1/8" = 1'-0"



**WEST**  
1/8" = 1'-0"



**NORTH**  
1/8" = 1'-0"



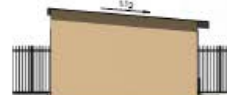
**SOUTH**  
1/8" = 1'-0"



**WEST AT STORAGE**  
1/8" = 1'-0"



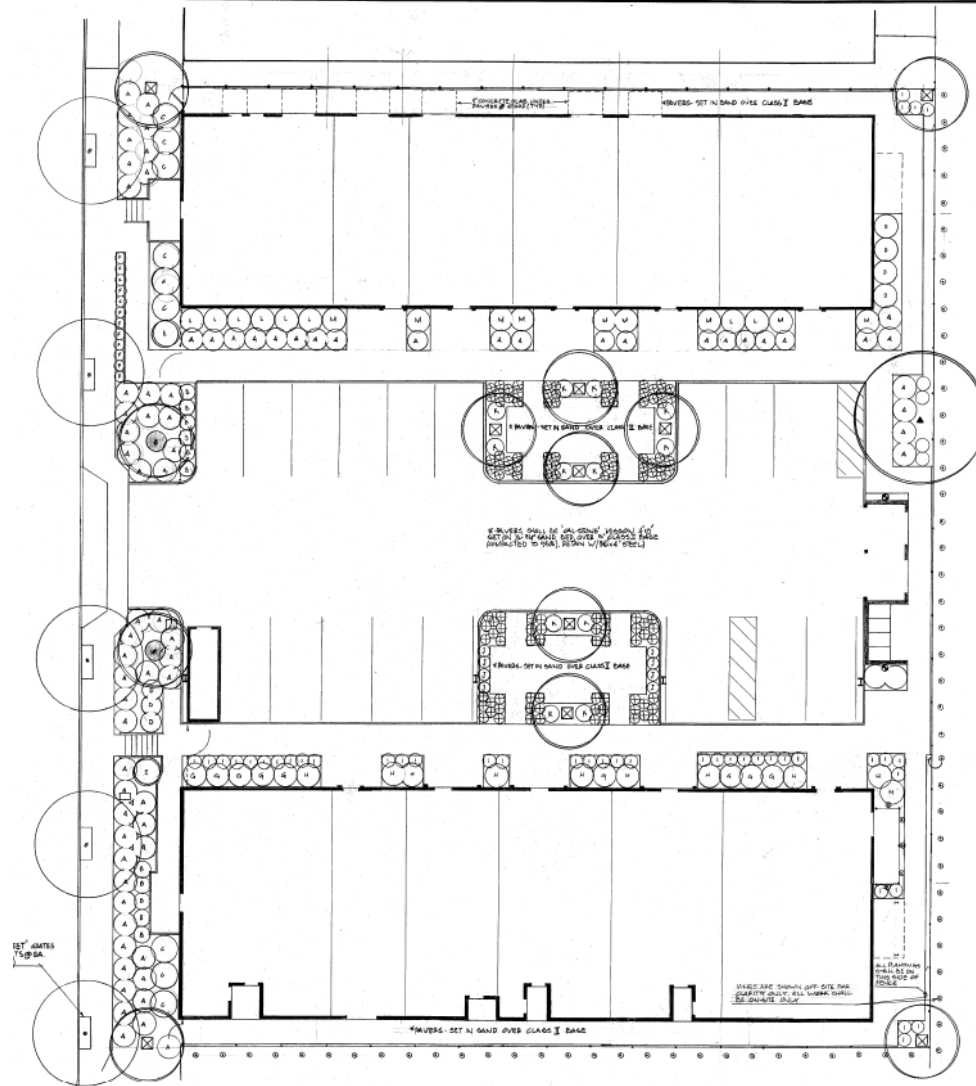
**SOUTH AT WEST CARPORT**  
1/8" = 1'-0"



**EAST AT STORAGE**  
1/8" = 1'-0"



**NORTH AT WEST CARPORT**  
1/8" = 1'-0"



## Views from McBride Ln



McBride Lane Street Elevation View



McBride Lane Perspective View

# 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 a Class 3 exemption under Section 15303 in that proposed project consist of construction and location of limited number of small structures such as carports and fences with minor exterior changes to two existing buildings. Also, the proposal qualifies for Class 32 exemption Section 15332 in that:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

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