

E Street Project

(Design Review)

450 South E Street

January 7, 2021

Susie Murray, Senior Planner
Planning and Economic Development

Design Review

- Demolish the existing structure
- Redevelop with a three-unit multifamily structure
- Use permitted by right



Existing



Proposed

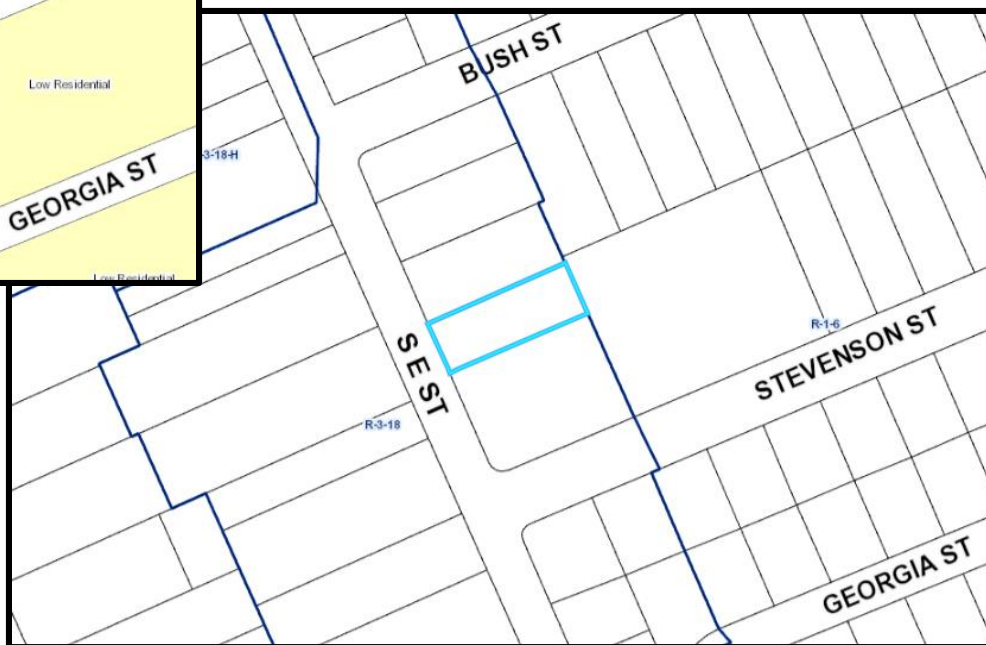
450 South E Street



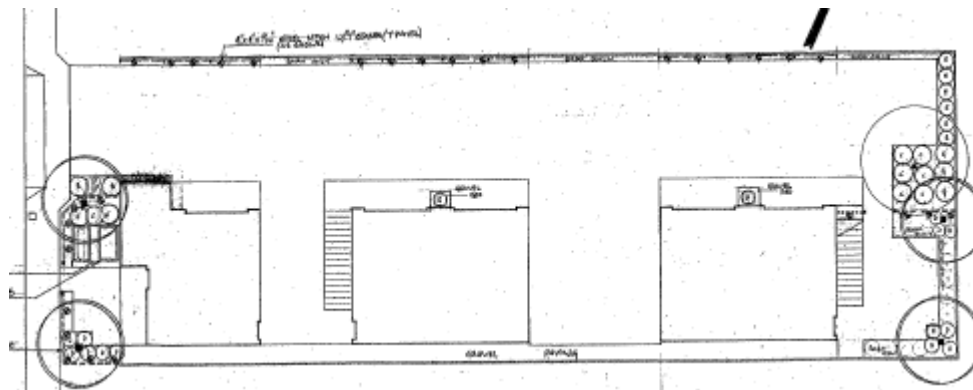
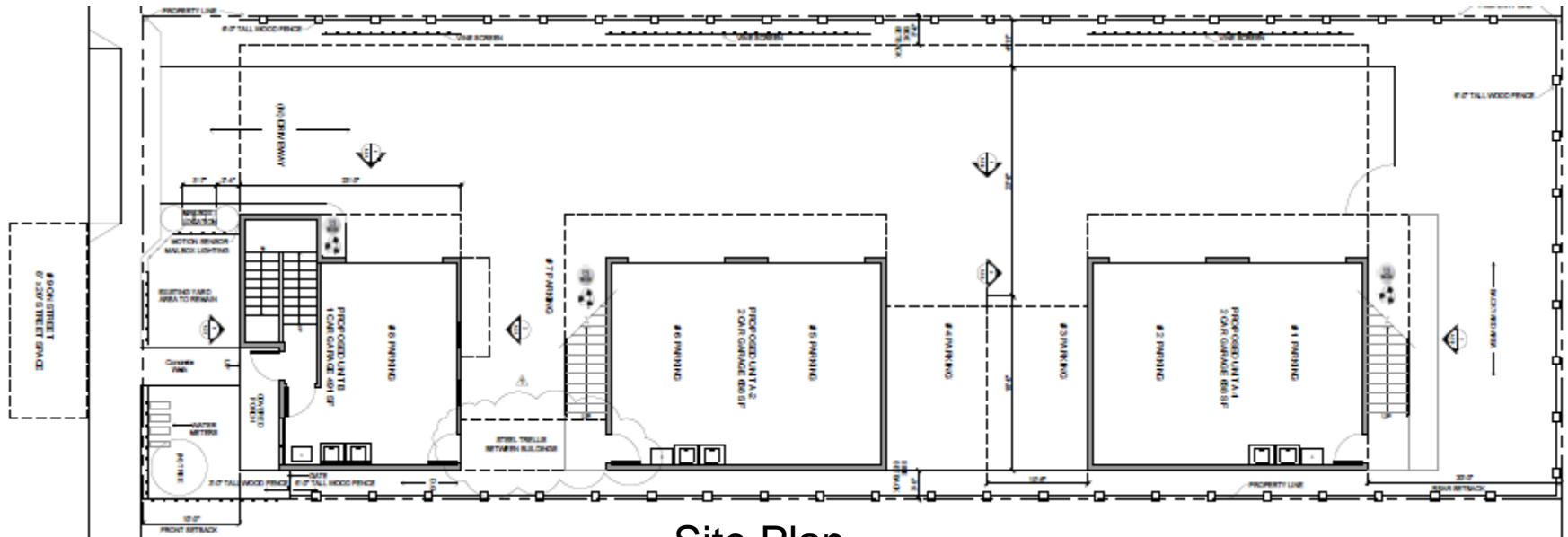
General Plan & Zoning



General Plan:
Medium Density Residential



Zoning: R-3-18
Multifamily Residential



Project Plan

(A) SOFFIT

(D) GARAGE DOORS

(F) FENCE

(H) COLOR
OYSTER WHITE
SHERWIN WILLIAMS

(I) ROOFING
FOXHOLLOW
GAF

(J) MAIL BOX

(B) AWNINGS

(E) WINDOWS
BRONZE
EXTERIOR
MARVIN
ESSENTIAL
CASEMENT

(G) HANDRAILS

BUILDING A WEST ELEVATION 2

ARTISAN®
SQUARE CHANNEL
SIDING

- Defined right-angle cuts
- Uniquely wide channel exposure

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
10.25 in. (0.8 in. Exposure)	5/8 in.	Smooth	Painted	WIDTH x DEPTH 1.0 in x 0.263 in

BUILDING A NORTH ELEVATION 1

(C) SQUARE CHANNEL SIDING

Required Findings

- Development is of superior quality
- Appropriate design for the use and location
- Development will not interfere with the use and enjoyment of neighboring existing or future developments
- Compatible with the character of the surrounding neighborhood
- Desirable environment for occupants, visitors and neighbors
- Will not be detrimental to the public health, safety, or welfare or materially injurious to properties in the vicinity.

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - Section 15303 – Construction of three dwelling units;
 - Section 15183 – Consistent with General Plan; and
 - Section 15332 – Infill development

- There are no unresolved issues as a result of staff review.
- Design change: Add window to street facing elevation



- No public comments have been received.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a resolution granting Design Review to allow the E Street Project, a proposal to construct a three-unit multifamily structure at 450 South E. Street; File No. DR20-009.

Questions

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