

Avalon Apartments Improvements

Minor Design Review

624 Avalon Avenue

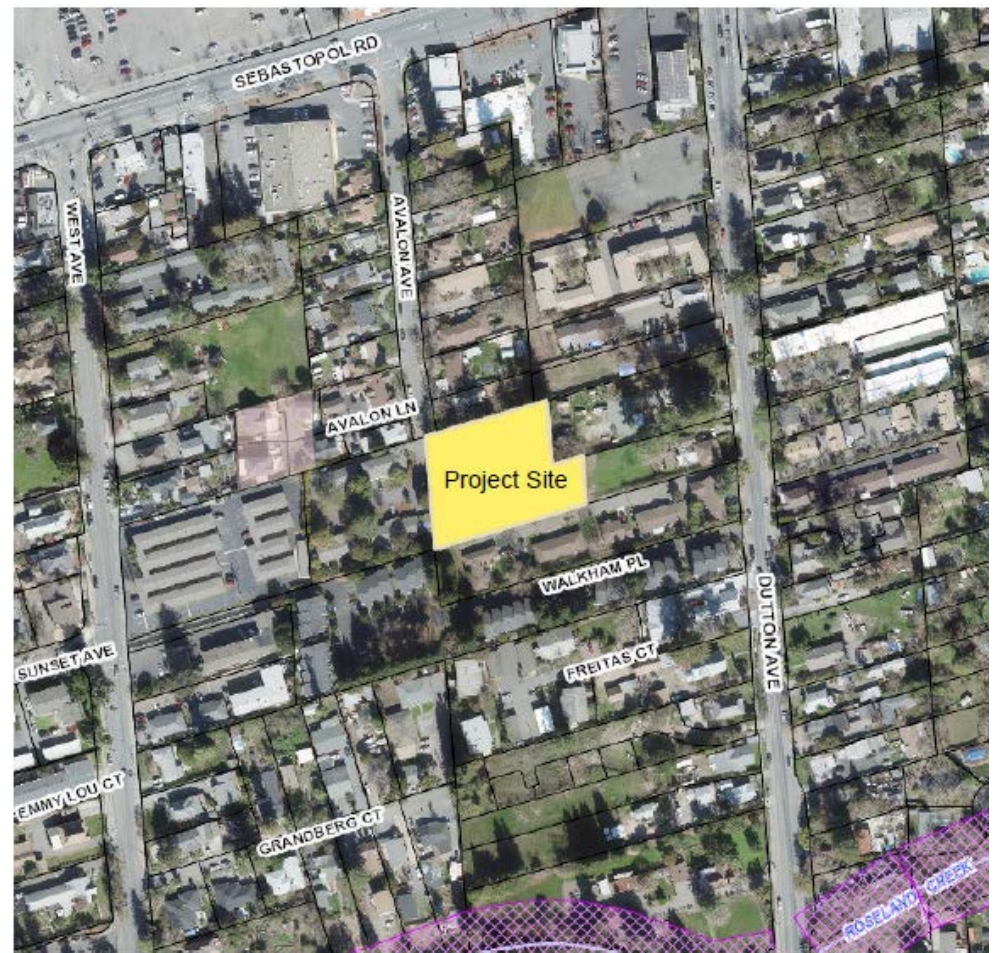
February 4, 2021

Conor McKay, City Planner
Planning and Economic Development

Project Description

This minor Design Review approval would allow the construction of a garage, manager's office, and storage area totaling 1,507 square feet at an existing multifamily residential development.

Project Location

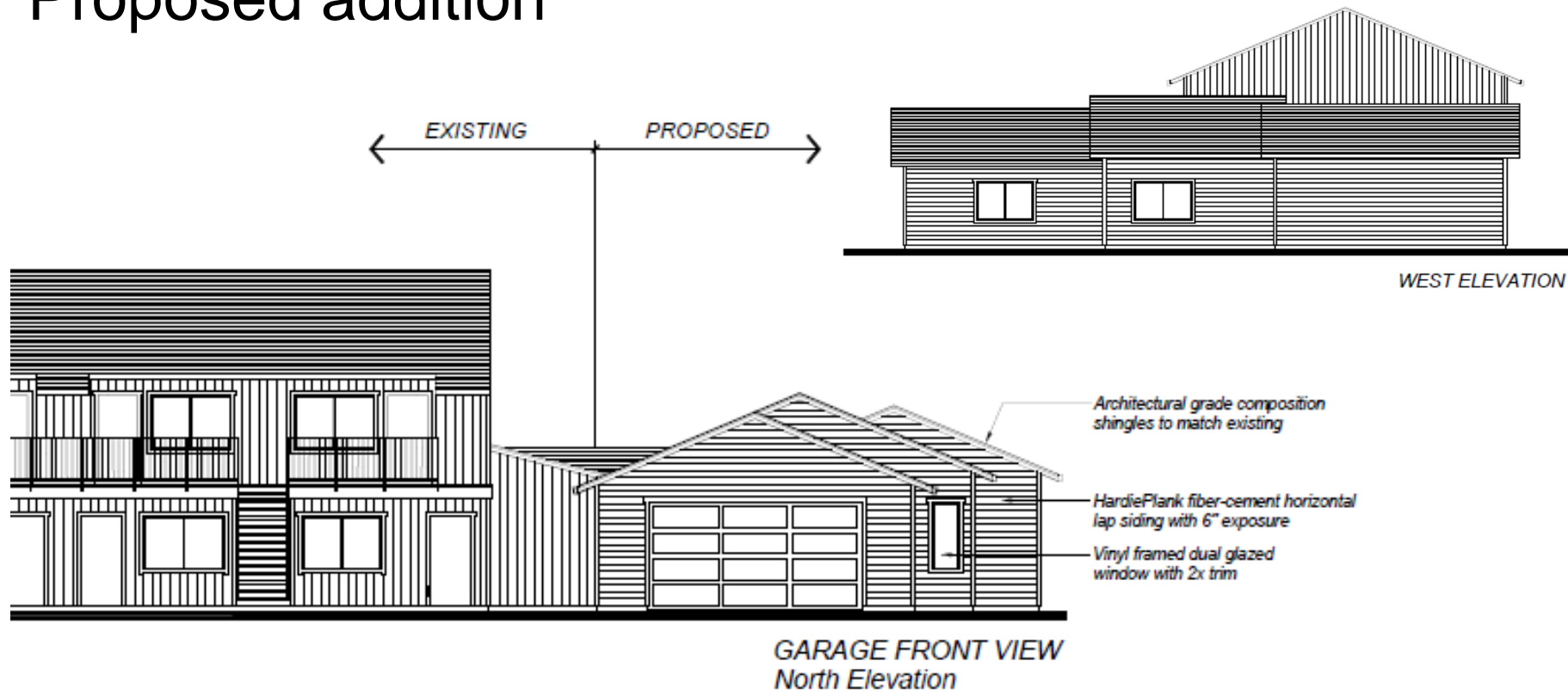


Existing site photos

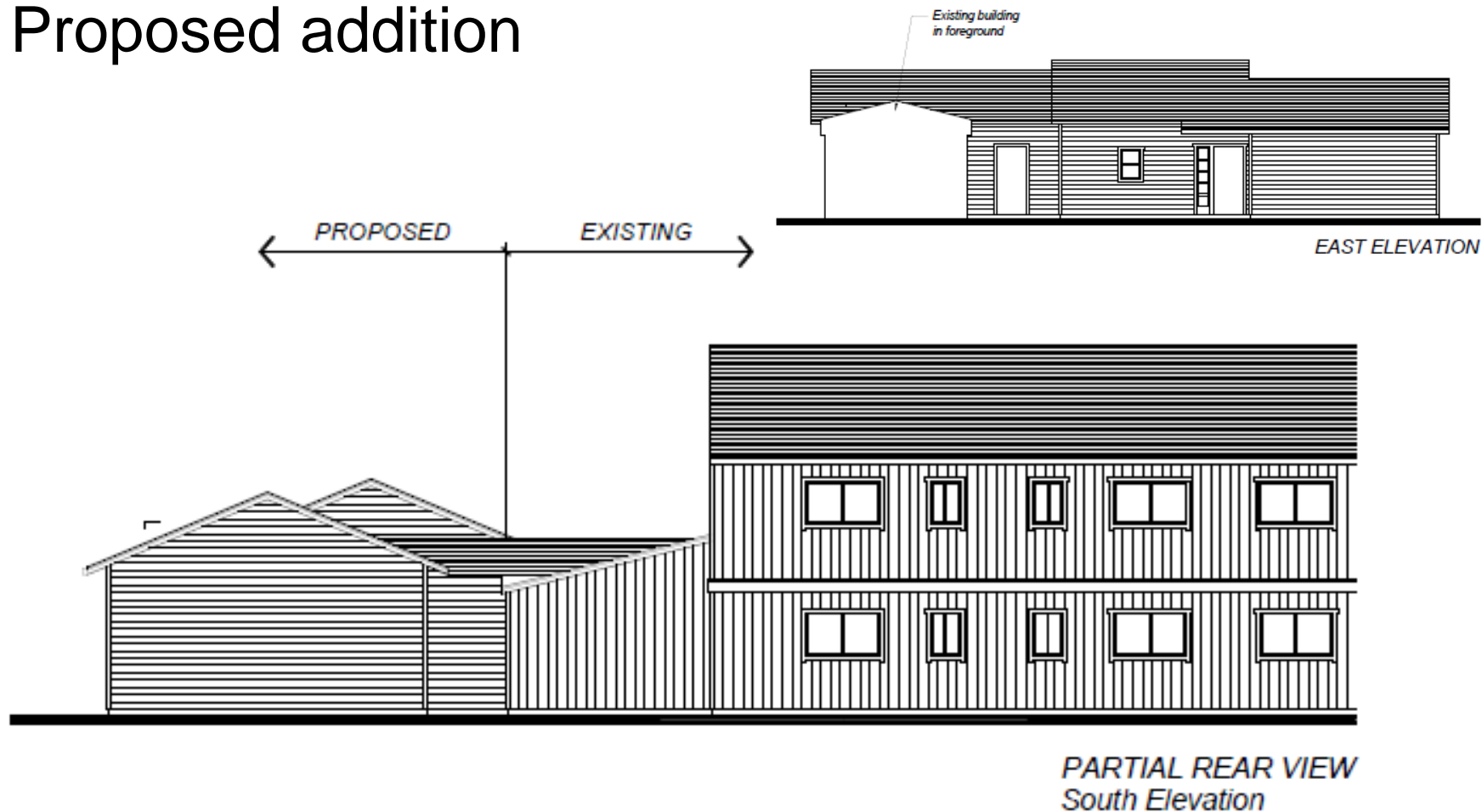


North Elevation

Proposed addition



Proposed addition



Design Review – Select Findings

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans);
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C);
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained;
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a minor Design Review entitlement to allow the construction of a garage, manager's office, and tenant storage area totaling 1,507 square feet at an existing multifamily residential development located at 624 Avalon Avenue.

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