

West Avenue Apartment Renovations

Minor Design Review PLN25-0130

1400 West Avenue

August 21, 2025

Jandon Briscoe, City Planner
Planning and Economic Development

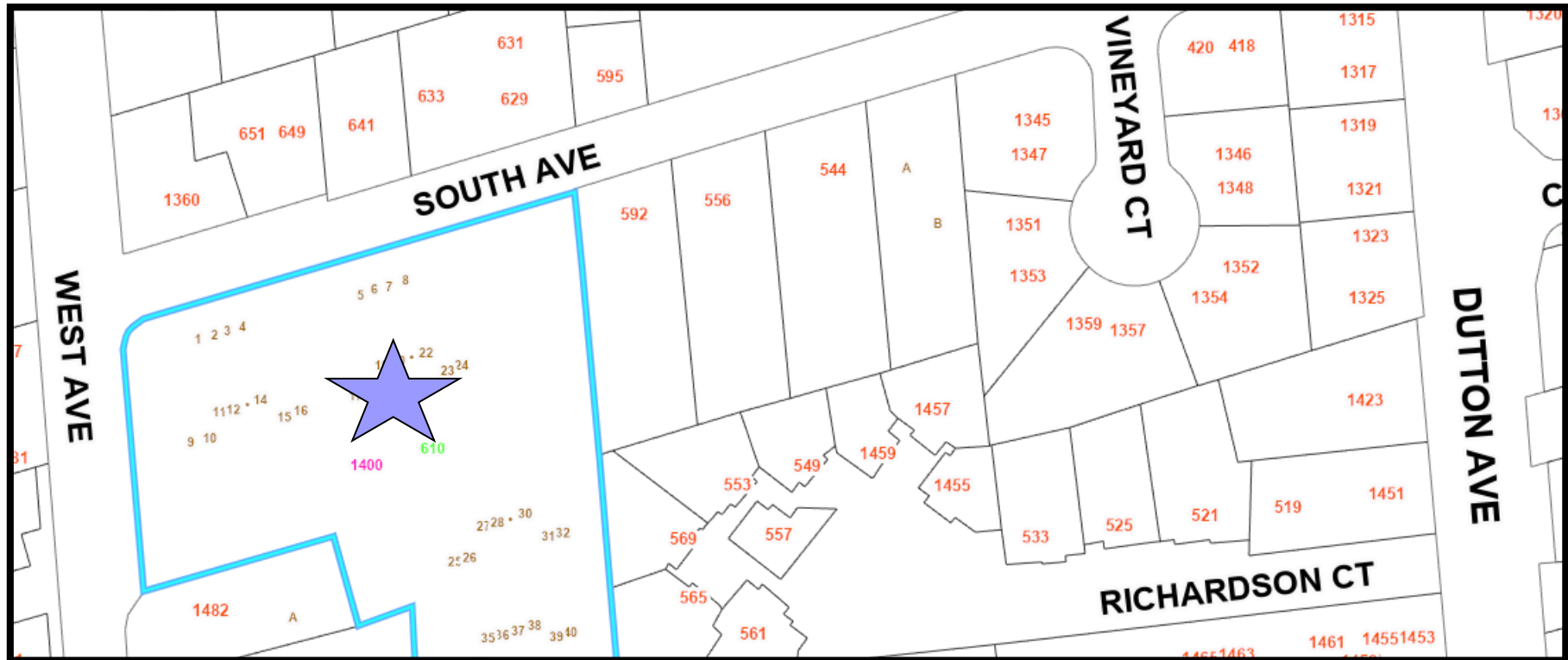
Project Description

- The project consists of renovating existing apartments, interior and exterior.
- Two units are proposed to be renovated for mobility and accessibility features.

Neighborhood Context

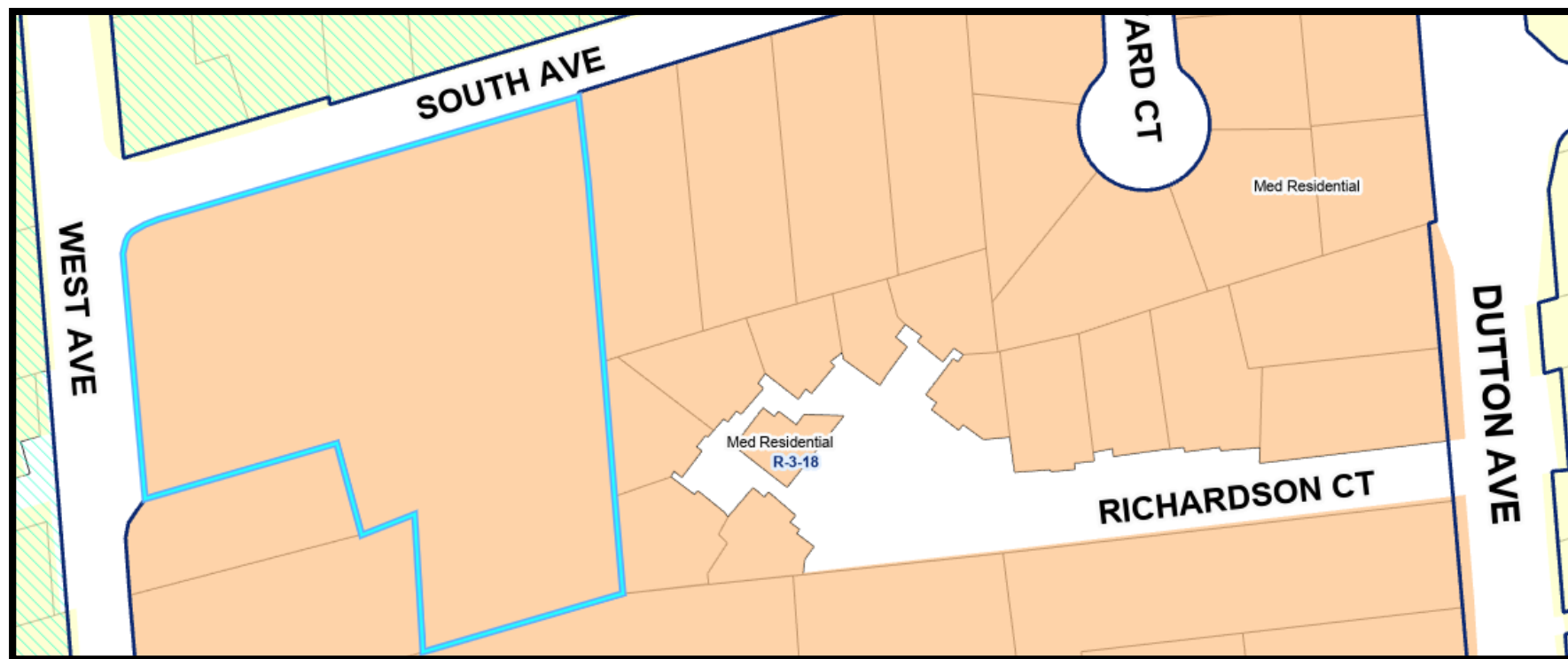


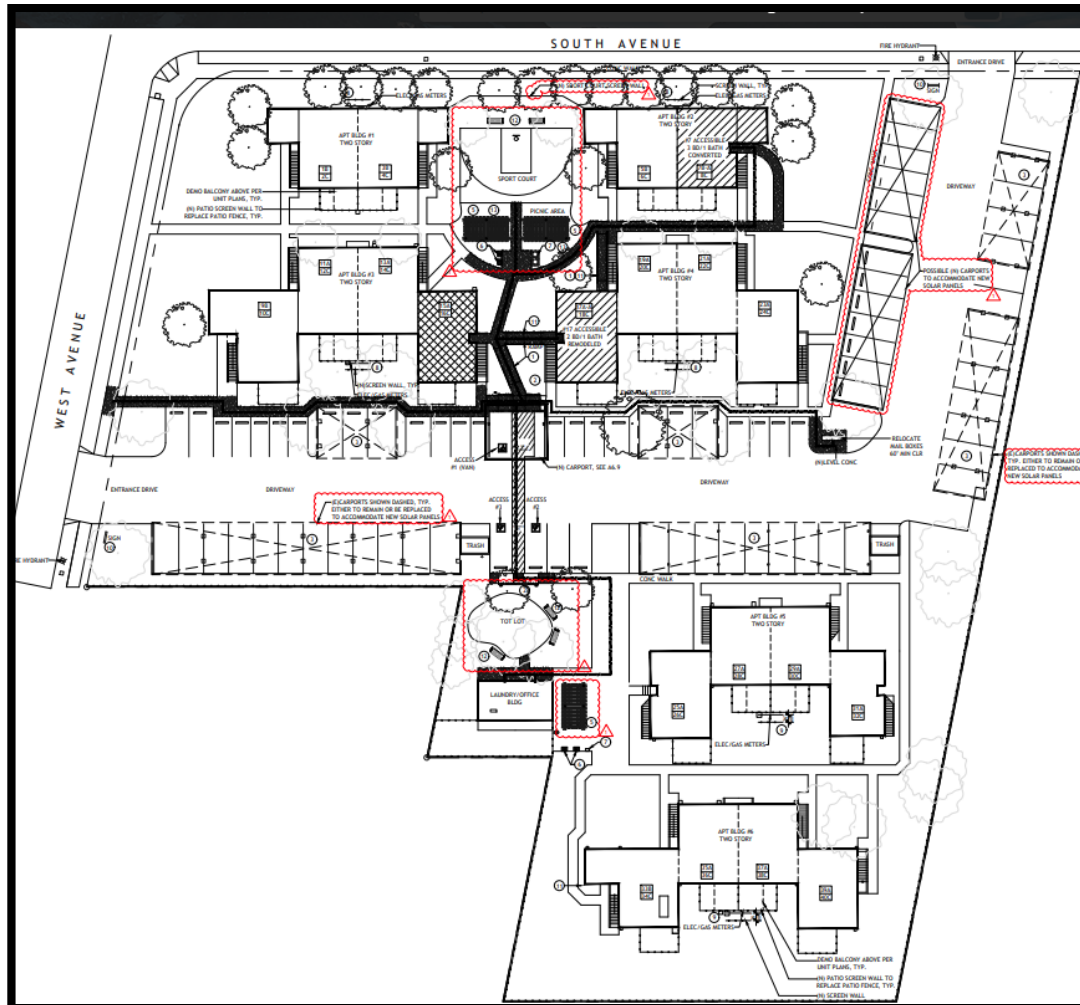
1400 West Ave



General Plan: Medium Residential

Zoning: R-3-18







1 SOUTH ELEVATION - PROPOSED

Scale: NTS



2 EAST ELEVATION - PROPOSED

Scale: NTS



3 NORTH EAST PERSPECTIVE - PROPOSED



4 SOUTH EAST PERSPECTIVE - PROPOSED



1 BUILDING RENDERING

Scale: NTS



(A) BOARD AND BATTEN SIDING

1. JAMES HARDIE



2. SWP132 AC/CA HAZE (EGGSHELL)

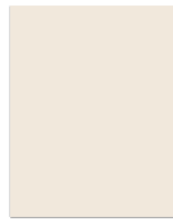


(B) LAP SIDING SIDING

1. JAMES HARDIE 6" REVEAL



2. SWP207 BRETREAT (EGGSHELL)



(C) TRIM

SW2012 CREAMY (EGGSHELL)



(D) UNIT ENTRY DOOR

SWP710 SEAWORTHY (EGGSHELL)



(E) ASPHALT SHINGLES

TIMBERLINE - SAGEWOOD

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically and Statutorily Exempt
 - CEQA Guidelines Section: 15183
 - CEQA Guidelines Section: 15301



- There are no unresolved issues as a result of staff review.
- No public comment has been received for this project.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted all conditions of approval.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a resolution for a Minor Design Review to allow apartment renovations at 1400 West Avenue.

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