

428 Mendocino Avenue Apartments

Concept Design Review
for Reduced Review Authority

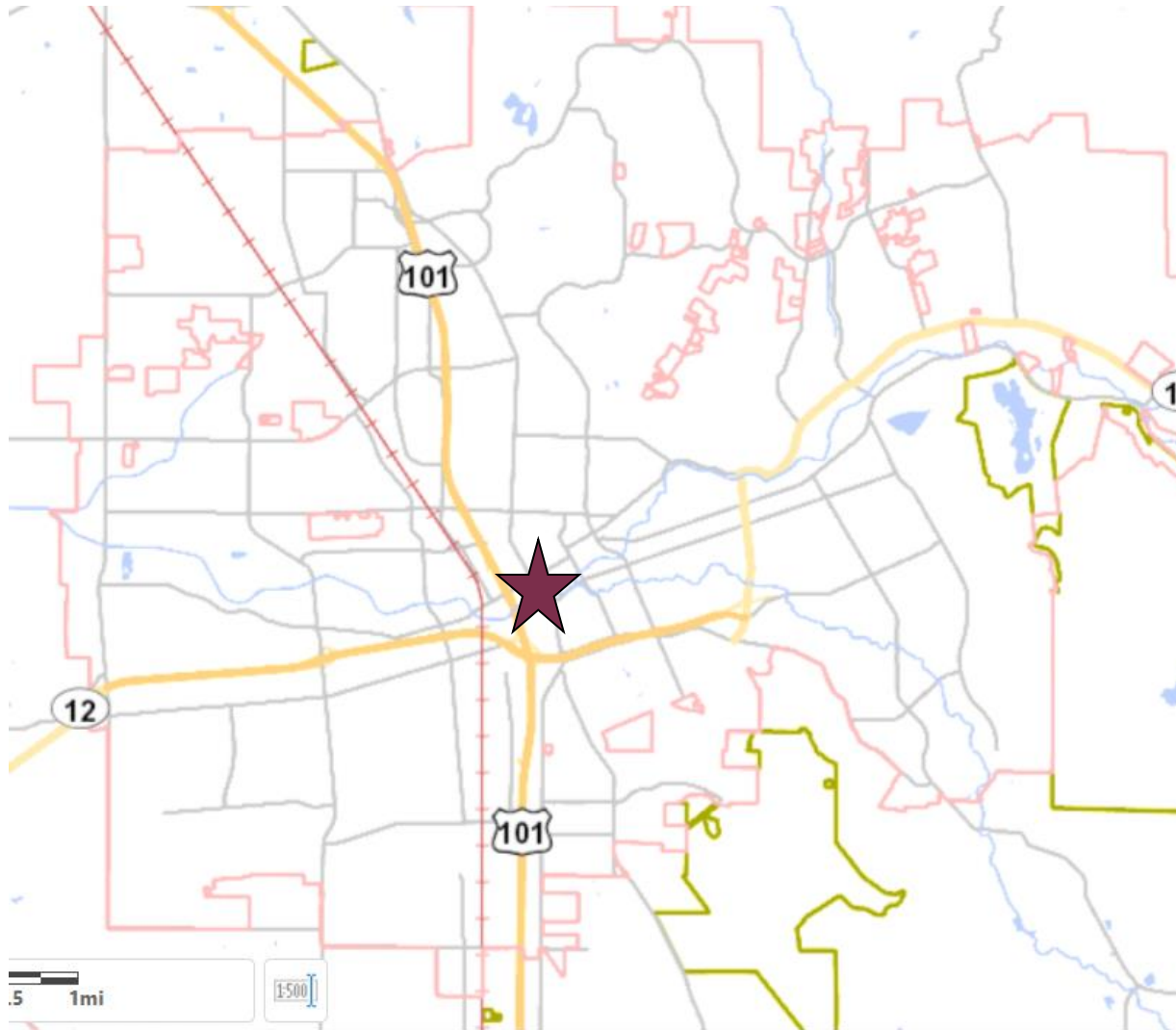


January 18, 2024

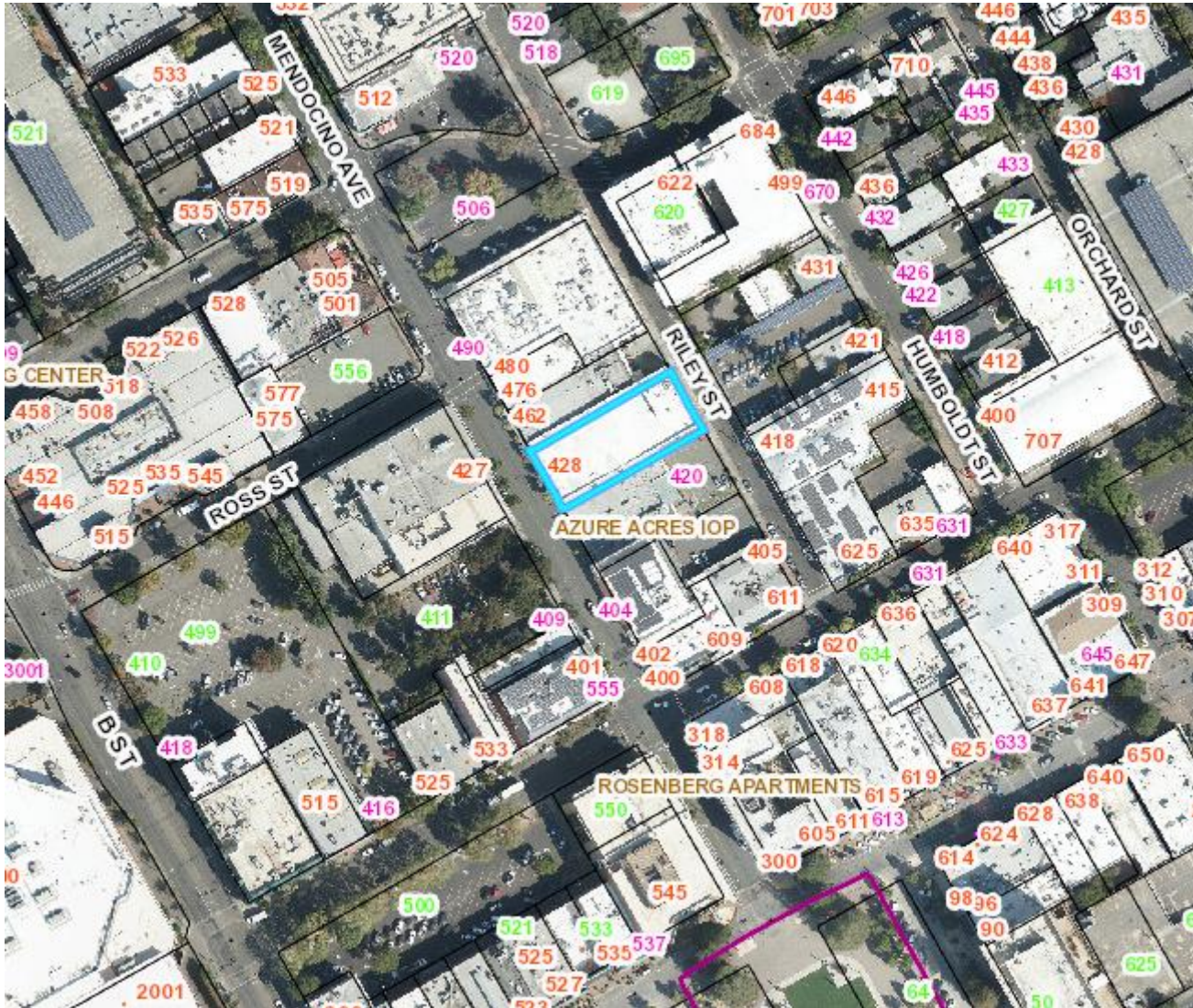
428 Mendocino Avenue

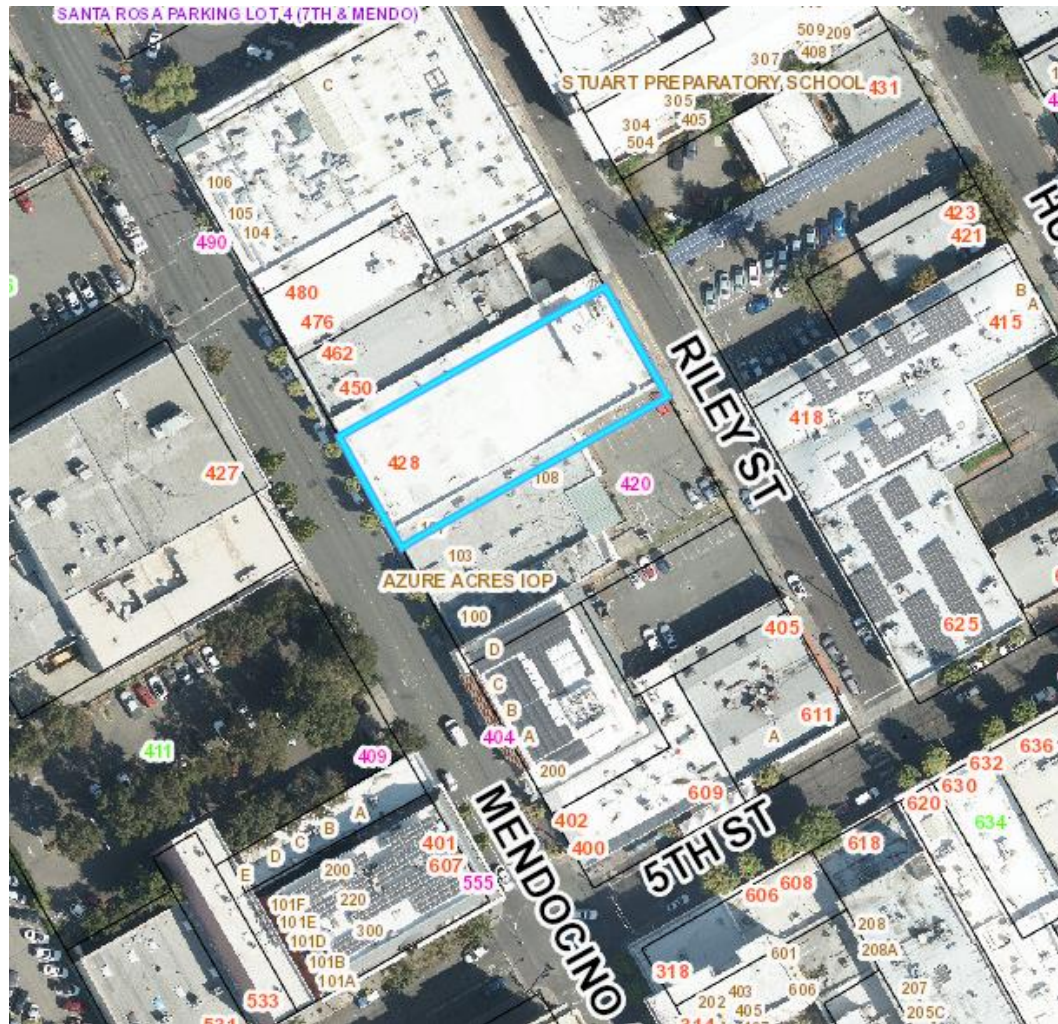
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Planning and Economic Development

Project Location



Neighborhood Context





- Construction of an 88-unit, 10-story apartment building on a 0.31-acre parcel
- Existing commercial building would be demolished
- Amenities:
 - 500-seat church on the ground floor
 - Automated parking garage: 47 parking spaces and 35 bicycle spaces
 - Retail shop
 - Roof deck

- **Reduced Review Authority Design Review**
 - Site is within the Downtown Station Priority Development Area
 - Provide direction for both applicant and Zoning Administrator
 - Project will not return to the Design Review Board



Land Use: Core Mixed Use
Zoning: CMU-DSA

Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design 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).

Recommendation

- The Planning and Economic Development Department recommends that the Design Review Board provide comments on the 428 Mendocino Avenue Apartments project.