

Burbank Avenue Apartments Revision



1120, 1130 & 1140 Fenway and 1499 Yankee Drive

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Planning and Economic Development

Applicant is requesting a revision to the previously approved design of the apartment structures

- Increase height to 36'2" - Zoning Code Section 20-30.70(D), allows gables to exceed the building height limits of the applicable zoning district with Design Review.
- Reduce the size of two parking spaces to motorcycle spaces to accommodate solar equipment. The site plan exceeds requirements set by the Zoning Code.

Location & Neighborhood Context



Existing Conditions (Currently under construction)



3 - VIEW FROM FENWAY DRIVE LOOKING SOUTH
at 1120 FENWAY / BLDG 3 (LEFT) & 1130 FENWAY / BLDG 2 (RIGHT)



2 - VIEW FROM FENWAY DRIVE/ BURBANK AVENUE
INTERSECTION LOOKING SOUTHEAST



1 - VIEW FROM BURBANK AVENUE LOOKING EAST at 1140 FENWAY (BUILDING 1)



7 - VIEW ALONG PRIVATE ROAD 1 LOOKING WEST



6 - VIEW FROM YANKEE DRIVE LOOKING WEST at 1499 YANKEE DRIVE / BUILDING 4



5 - VIEW FROM FENWAY DRIVE/ YANKEE DRIVE INTERSECTION LOOKING SOUTHWEST



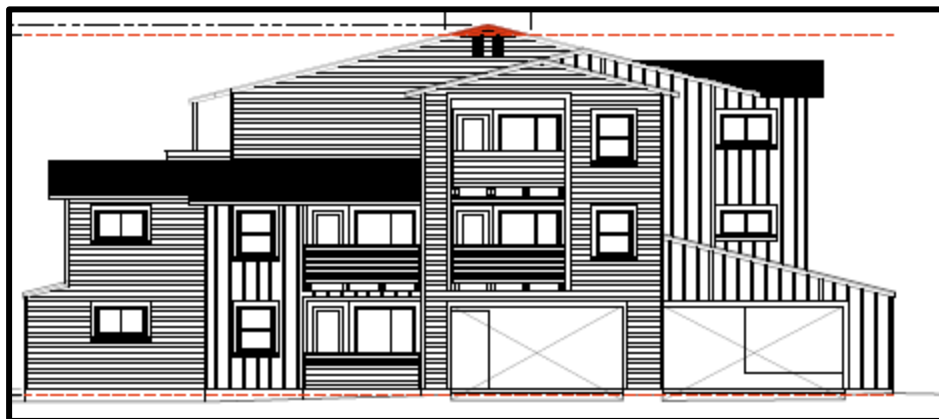
10 - VIEW FROM BURBANK AVENUE LOOKING NORTHEAST



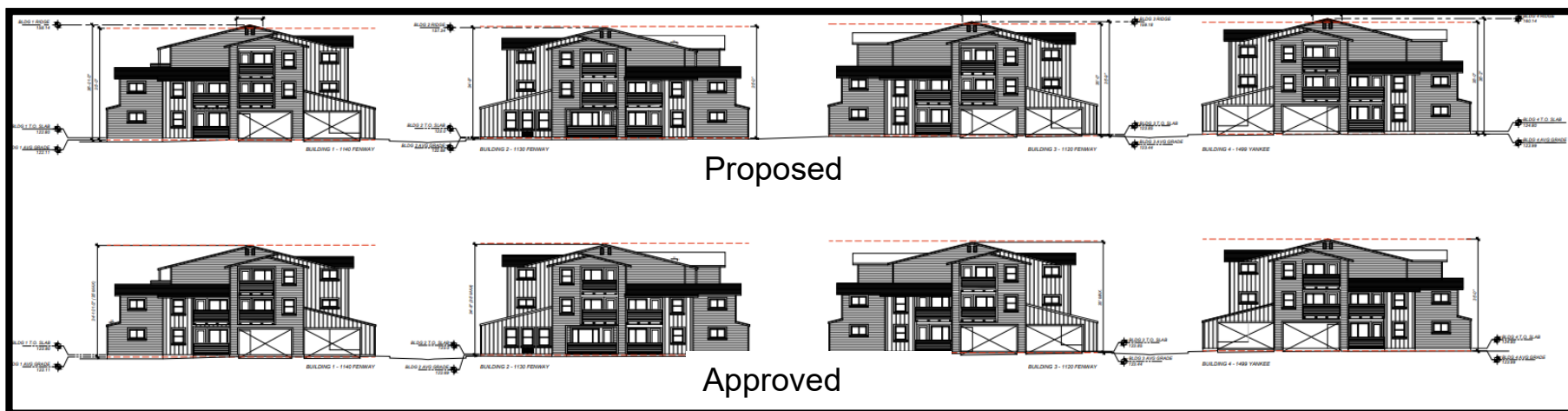
9 - VIEW FROM PRIVATE ROAD 1 LOOKING NORTHEAST ALONG PRIVATE ROAD 1



8 - VIEW FROM PRIVATE ROAD 1 LOOKING NORTHEAST at 1120 FENWAY (BUILDING 3)



Visual impact





Statutorily Exempt

- Per the 2020 Design Review Board decision, the project is statutorily exempt from CEQA because it is consistent with the Roseland Area/Sebastopol Road Specific Plan
- Visual changes are not noticeable from the public right-of-way.

- 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 Minor Design Review to allow changes to the previously approved plans for Burbank Avenue Apartments located at 1120, 1130, 1140 Fenway Drive & 1499 Yankee Drive.

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