

Alcazar Building Materials Supply Building

Minor Design Review

DR21-041

910 Fresno Ave

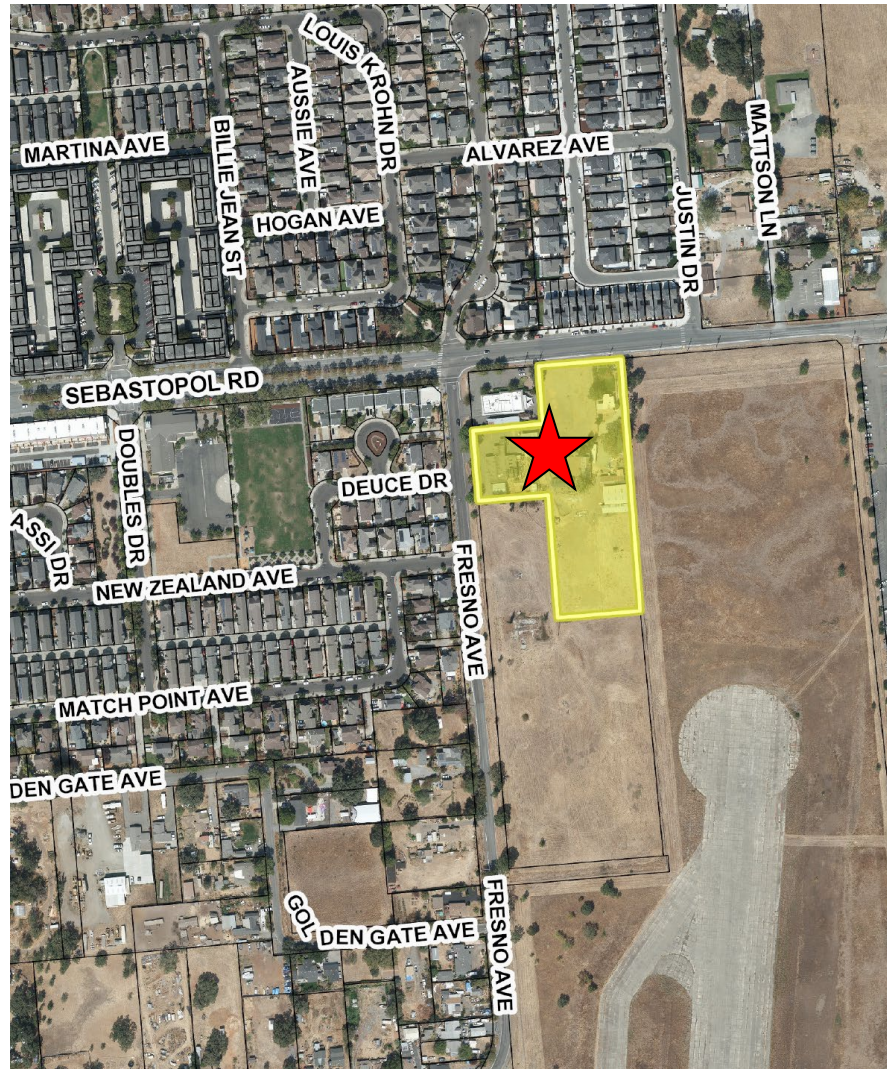
July 6, 2023

Michael Wixon, Contract Planner
Planning and Economic Development

A Minor Design Review for modifications to the project site and existing building for a materials supply use at 910 Fresno Ave.



Location Map 910 Fresno Ave



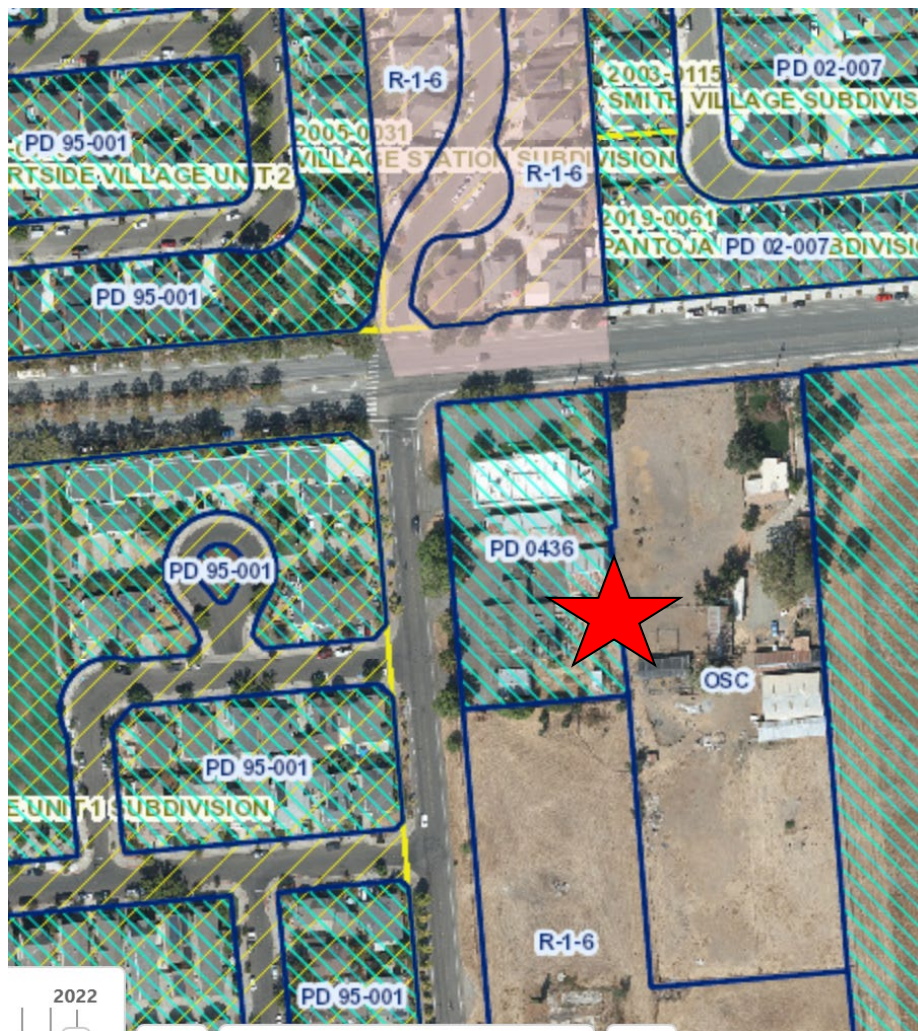
General Plan Land Use Designation:

1. Retail & Business Services; and,
2. Low/Open Space



Zoning Classification Districts:

1. PD 0436 (C-1)
2. OSC

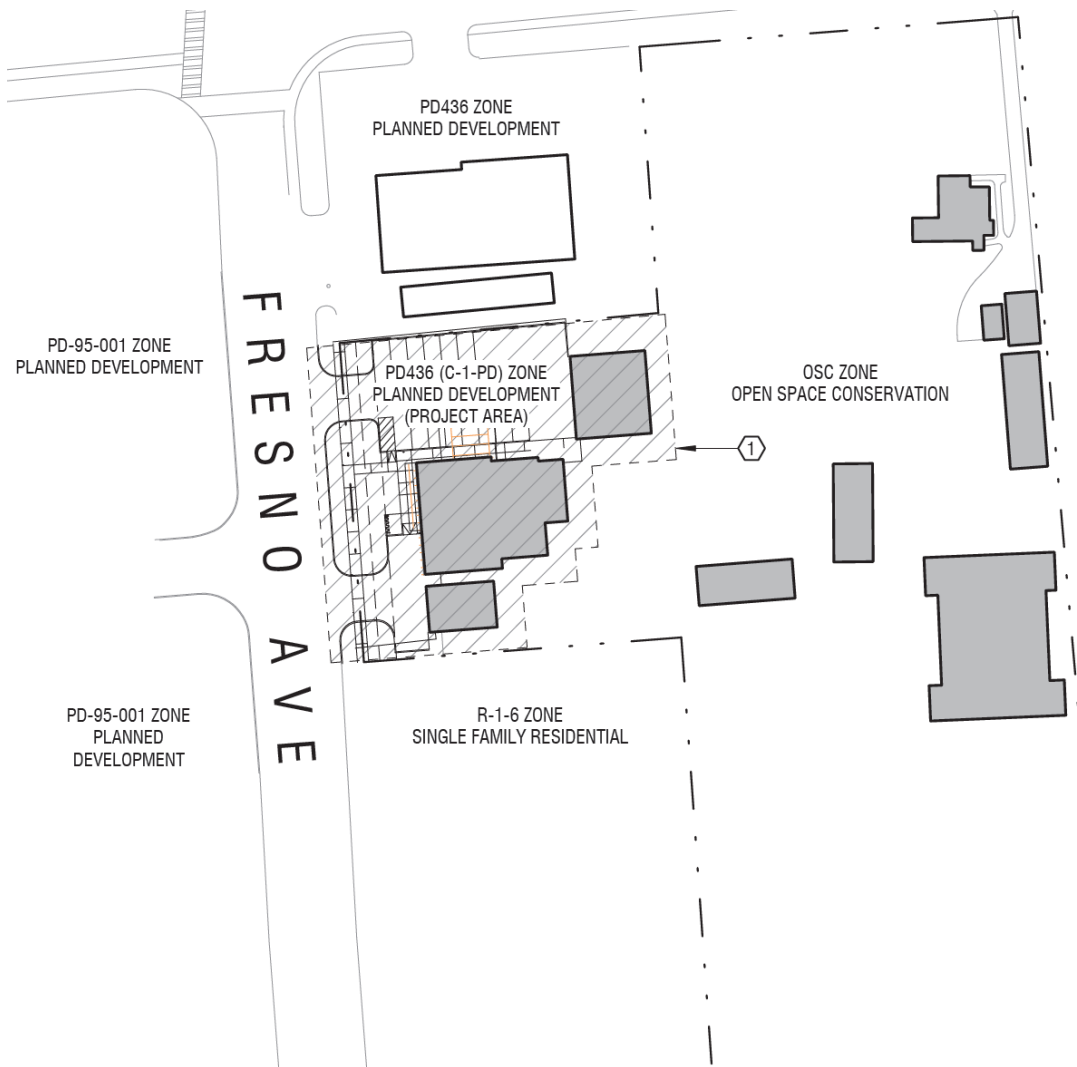


Existing Elevation Pictures

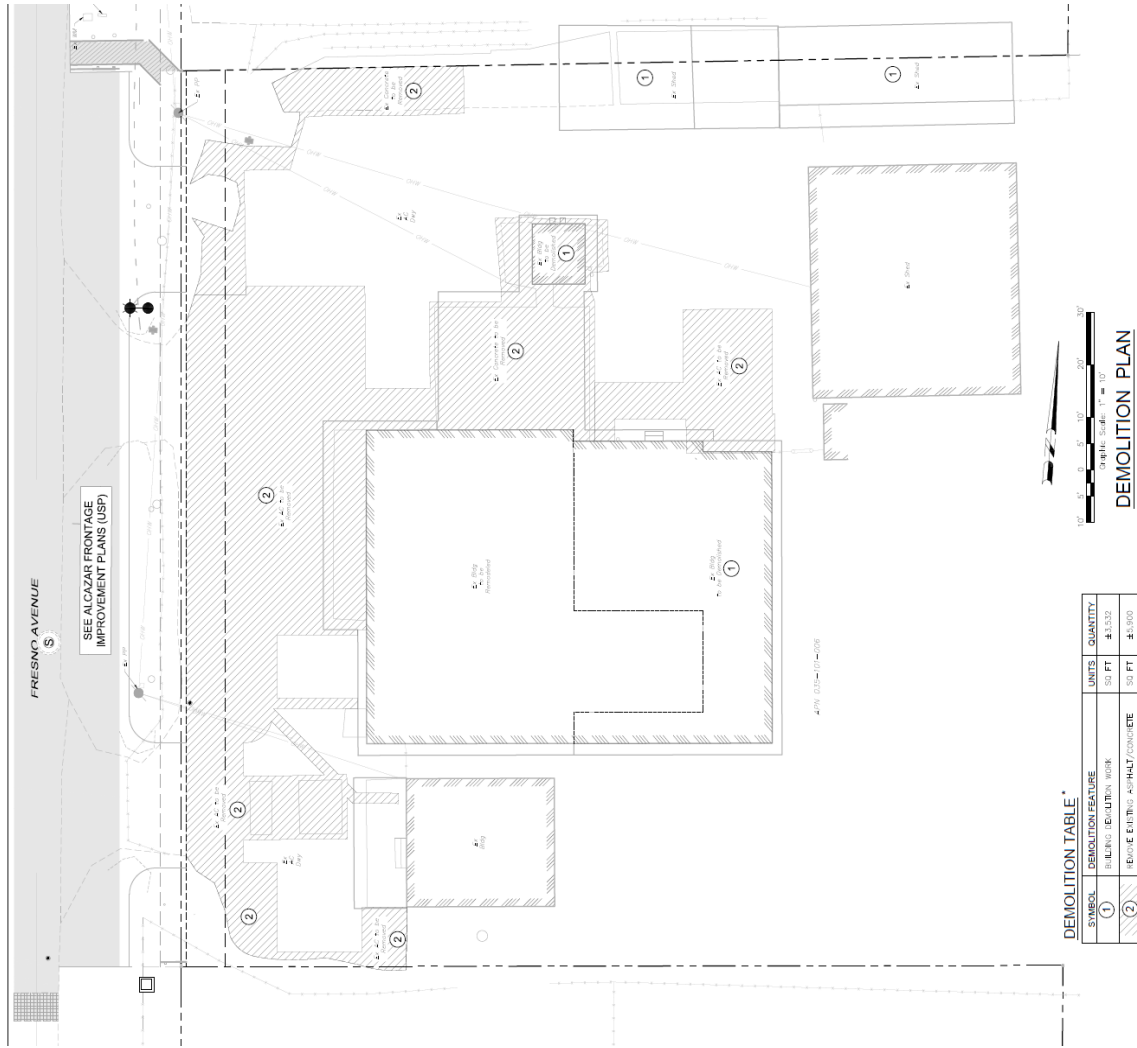


Existing Aerial Image

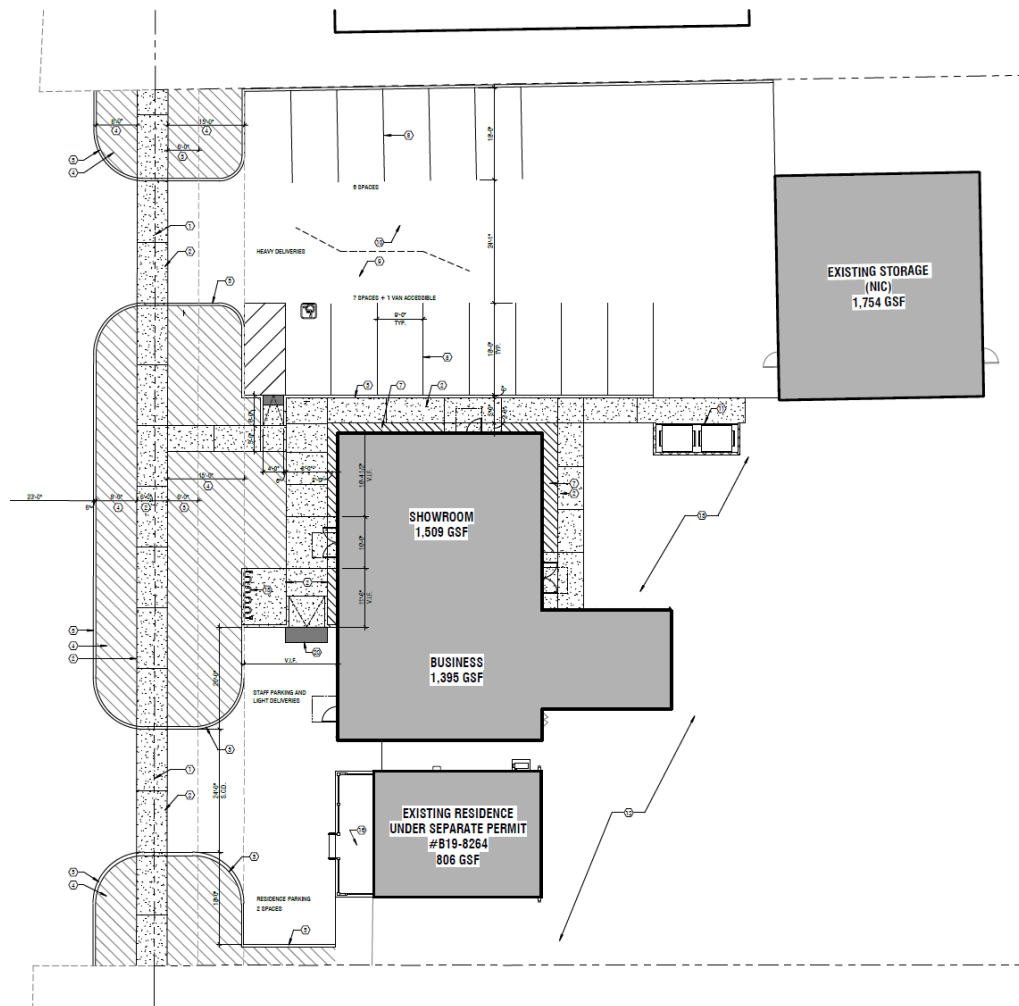




Site Demo Plan



Site Plan - Proposed



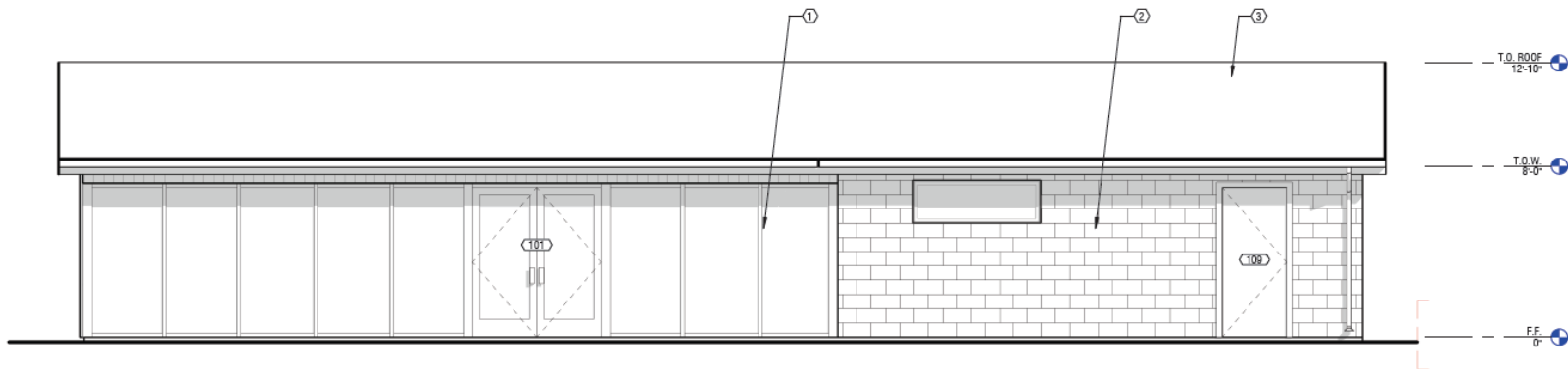
GENERAL SHEET NOTES

1. SITE PLAN IS DERIVED FROM PUBLICLY AVAILABLE SOURCES. VERIFY CRITICAL DIMENSIONS AND CLEARANCES IN FIELD.
2. PROVIDE CONNECTION TO CITY WATER AND SEWER FOR DOMESTIC AND FIRE SPRINKLER USE.
3. EXISTING WELL TO BE USED FOR IRRIGATION.
4. PROVIDE ELECTRICAL DROP TO UTILITY ROOM.
5. ALL CONCRETE & UTILITY EXPANSION AND CONTROL JOINTS FOR REFERENCE ONLY, REFER TO CIVIL DRAWING FOR FURTHER INFO.

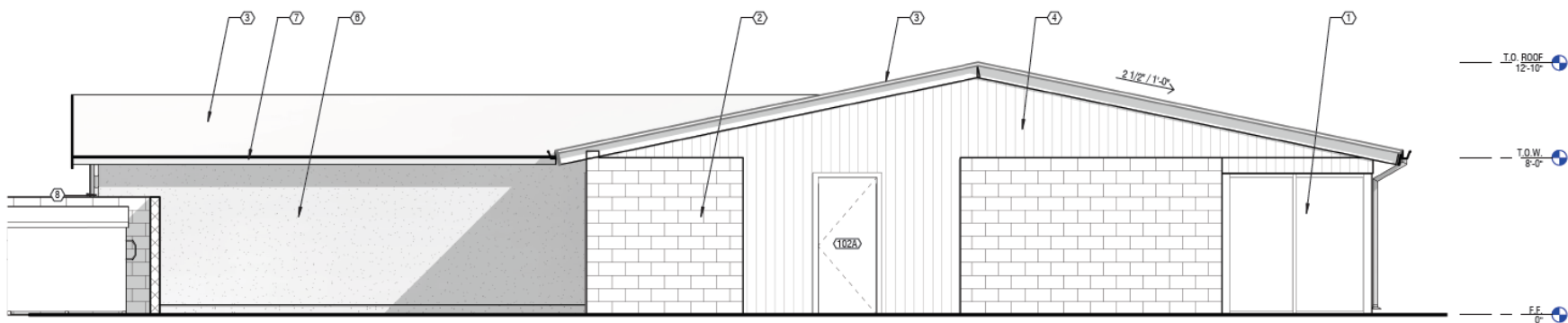
SHEET KEYNOTES

- ① PROPERTY LINE
- ② (N) CONCRETE WALK, ACCESSIBLE ROUTE
- ③ (N) PUBLIC UTILITY EASEMENT
- ④ (N) PLANTING AREA
- ⑤ (N) CONCRETE CURB, S.E.D.
- ⑥ -
- ⑦ (N) PLANTING STRIP
- ⑧ (N) STRIPING, TYP.
- ⑨ (N) A.C. PARKING WHERE OCCURS
- ⑩ (N) A.C. PARKING TO BE RESTORED FOR PARKING WHERE OCCURS
- ⑪ (N) C.M.U. TRASH ENCLOSURE
- ⑫ (N) SPACES YARD TO FIDBANK
- ⑬ (N) BICYCLE PARKING
- ⑭ -
- ⑮ (N) PLANTING @ REMOVED STRUCTURE, TO MATCH ADJACENT
- ⑯ (N) PORCH @ RESIDENCE, N.E.D.

Proposed Building Elevations (1 of 2)

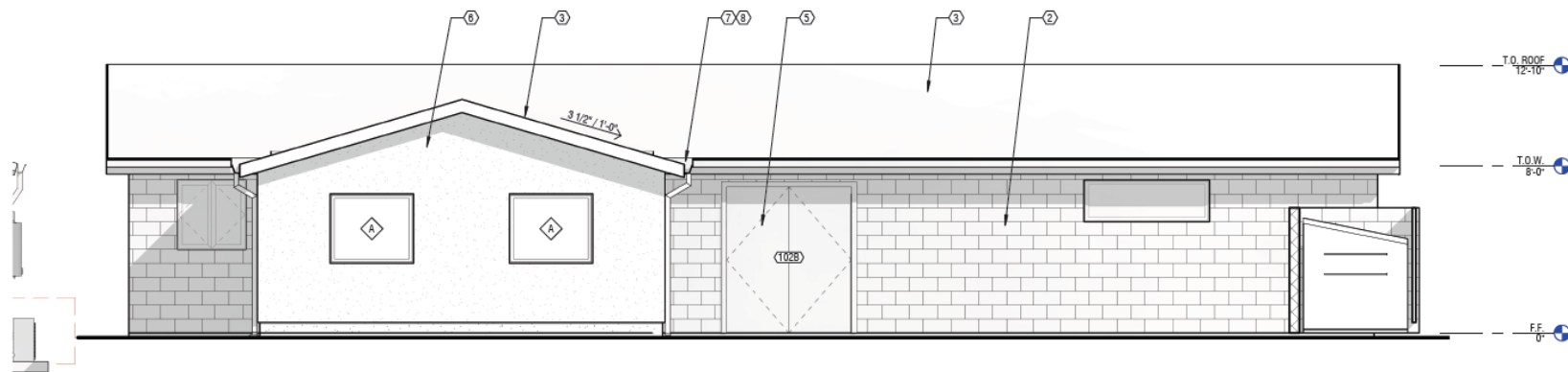


1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

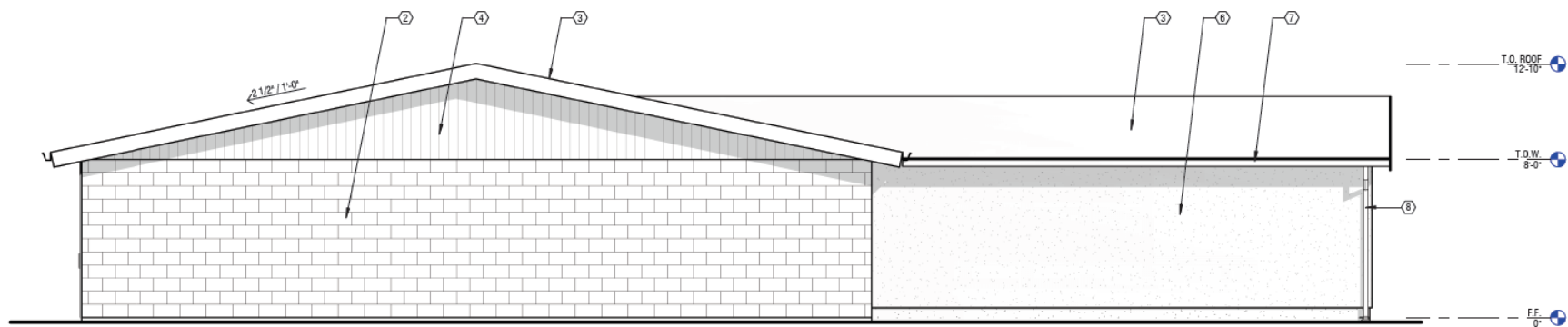


2 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

Proposed Building Elevation (2 of 2)



3 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



4 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"

Required Findings

1. The design and layout of the proposed development is of superior quality, and is consistent with the Retail and Business Services General Plan Land Use designation, the applicable Zoning Code standards and requirements, the City's Design Guidelines, and other applicable City requirements
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 City's Design Guidelines, Framework of Design Review,
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 will 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

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):
 - Exempt - Class 2 (Infill) and Class 4 (new <10K SF) Project
 - Exempt In part exempt as a Class 11 Project for small parking lots
- Biological Assessment submitted October 2022 - no effects will occur within the project area.

- Existing House.



Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by Resolution, approve a Minor Design Review for the remodel of the existing building and improvements to the site as indicated in the attachments for the site located at 910 Fresno Ave.

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