

RESOLUTION NO. _____

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING THE APPEAL AND UPHOLDING THE DECISION OF THE CULTURAL HERITAGE BOARD TO DENY A LANDMARK ALTERATION PERMIT FOR THE FLATS AT 528 B STREET, INVOLVING THE CONSTRUCTION OF A FIVE-STORY MIXED-USE BUILDING, WITHIN THE ST. ROSE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-035-022; FILE NUMBER PRJ20-005

WHEREAS, on October 2, 2019, at a joint meeting of the Cultural Heritage Board and Design Review Board, the Project was considered as a concept item; and

WHEREAS, on February 25, 2020, Landmark Alteration Permit and Design Review project applications were submitted to Planning and Economic Development; and

WHEREAS, on November, 23, 2020, the Cultural Heritage Board and Design Review Board of the City of Santa Rosa considered the proposed Project to construct a five-story, mixed-use building, with commercial uses on the ground floor and 24-residential units on the second through fifth floors, comprised of one- and two-bedroom units, at 528 B Street; and

WHEREAS, on November 23, 2020, the Cultural Heritage Board of the City of Santa Rosa considered the Landmark Alteration Permit, at which time it received written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Cultural Heritage Board of the City of Santa Rosa, after due consideration, investigation, and study made by itself and on its behalf and due consideration of all evidence and reports offered at said hearing denied the Landmark Alteration Permit; and

WHEREAS, the Cultural Heritage Board and Design Review Board, at the same time denied Preliminary Design Review; and

WHEREAS, on December 1, 2020, an Appeal Form was submitted by Peter Stanley/Tom Karsten, applicant (appellant) to the City Clerk's Office; and

WHEREAS, on December 15, 2020, the Council of the City of Santa Rosa considered the proposed Project to construct a five-story, mixed-use building, with commercial uses on the ground floor and 24-residential units on the second through fifth floors, comprised of one- and two-bedroom units, at 528 B Street; and

WHEREAS, the Council, at the same meeting, considered the grounds for appeal of the Cultural Heritage and Design Review Boards' action to deny the Project; and

WHEREAS, the Council, at the same meeting, considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Council, after due consideration of all evidence and reports offered for review, is unable to make all required findings necessary to approve a Landmark Alteration Permit.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa does hereby deny the appeal and upholds the decision of the Cultural Heritage Board to deny a Landmark Alteration Permit for The Flats at 528 B Street, involving the construction of a five-story, mixed-use building, Assessor's Parcel Number 010-035-022.

IN COUNCIL DULY PASSED this 15th day of December 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney