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RESOLUTION NUMBER to be entered by secretary

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE DEMOLITION OF THE EXISTING BUILDINGS ON THE PROJECT SITE AND THE CONSTRUCTION OF THE CARITAS CENTER LOCATED AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET IN THE ST ROSE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020 – FILE NUMBER PRJ18-052

WHEREAS, on August 6, 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 does find and determine the following:

- A. The proposed project design would articulate to, respect, and relate to the scale and character of the adjacent development, including the structures within the adjacent residential neighborhood part of the St. Rose Historic Preservation District;
- B. The proposed change is compatible with any adjacent or nearby landmark structures or preservation district structures in that the townhomes would provide a visual transition between the existing buildings that are one to two stories tall and the new buildings proposed at the project site that would be four stories tall, fostering harmonious visual transitions between the proposed buildings and single-family homes with stepping down of forms, spacing, and landscaping. Furthermore, the proposed townhomes would face 7th Street and would be designed to incorporate front porches, small front yards, pitched roofs, and similar window proportions so their appearance is compatible with the existing visual character in terms of scale, height, and mass;
- C. The proposed colors, textures, materials, fenestration, decorative features and details are consistent and/or compatible with the time period of the building's construction, and/or adjacent structures in that the district-facing elevation will feature a number of materials, namely the use of stucco as the primary cladding material, wood architectural features (fencing, trellises, and other details), aluminum-framed bronze windows, and shingle roof. Although many of these materials are contemporary, they are aesthetically similar to character-defining features found throughout the historic preservation district, particularly at the nearby Santa Rosa Museum, which features a stucco veneer throughout and metal windows and entrances. The wood architectural features are also consistent with the single-family residences within the historic preservation district, which are typically composed in Craftsman and Queen Anne styles, all of which feature decorative wood elements.;

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- D. On March 3, 2020, the City Council determined that the benefits of providing more homeless services to more homeless families, providing affordable housing sited near the Downtown Transit Mall and SMART Station, and supporting the creation of new jobs, outweigh the risks and adverse environmental impacts of the project, and determined that the project's significant unavoidable impacts are acceptable. The City Council adopted a Statement of Overriding Considerations, recognizing that significant unavoidable impacts will result from demolition and construction of the projects;
- E. Mitigation measures were prepared to further address the significant and unavoidable impacts per the City's guidance. Although implementation of mitigation measures CUL-1 through CUL-4 would partially mitigate the negative impact to the historic resources, these mitigation measures would not fully reduce the impact below the level of significance. As such, demolition of the two historic structures at the project site would result in a significant and unavoidable impact to both 520 and 608 Morgan Street. On March 3, 2020, the City Council adopted a Statement of Overriding Considerations, recognizing that significant unavoidable impacts will result from demolition and construction of the projects;
- F. The project is consistent with the applicable TV-M-H-SA Zoning Standards, TV-M General Plan policies, and the Downtown Station Area Specific Plan policies, with eligible density bonus concessions and Housing Allocation Plan concessions applied, and the project has been properly noticed and no hearing has been requested; and
- G. On March 3, 2020, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact related to the California Environmental Quality Act (CEQA) and Statement of Overriding Considerations for the Caritas Village project. Pursuant to State CEQA Guidelines § 15162, no subsequent EIR is required, as there are no major revisions of the previous EIR and there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

1. Project shall comply with the Mitigation Monitoring Reporting Program associated with the Caritas Village EIR, dated January 23, 2020.
2. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated May 27, 2020.
3. The project is subject to the requirements listed in Exhibit A, dated July 9, 2020, based on project plans date stamped May 27, 2020.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

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5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 6th day of August 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
Casey Edmondson, Chair

ATTEST: _____
Susie Murray, Secretary