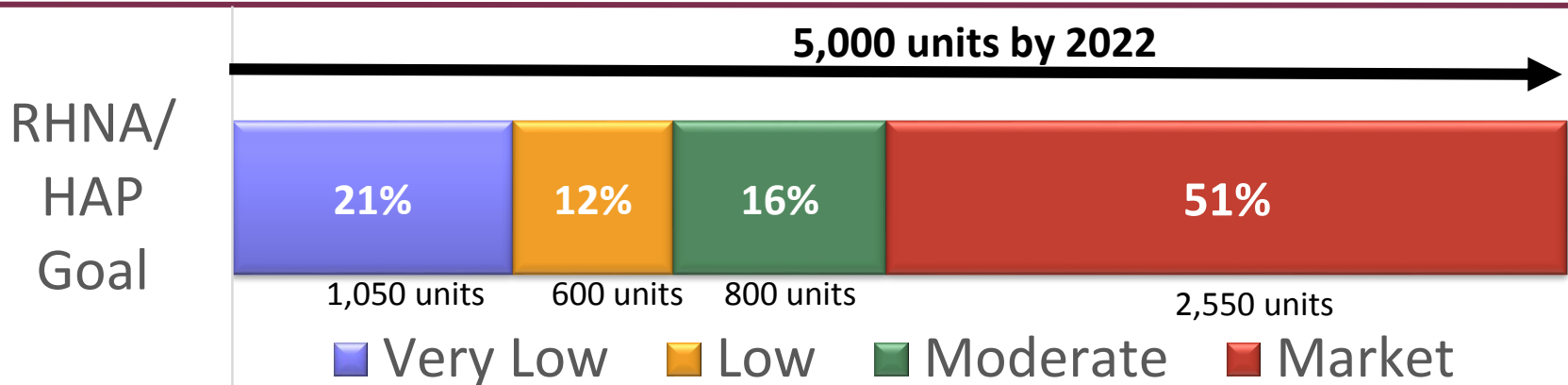


DeTurk Winery Village Appeal Hearing

806 Donahue Street & 8 W. 9th Street

January 31, 2017

Bill Rose
Supervising Planner
Planning and Economic Development



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

DeTurk Winery Village: 185 Units

■ Market Rate:
 170 Units (6.7% of goal)

■ Very Low Income:
 2 Units (1.4% of goal)

Design Review and Cultural Heritage Board

- First motion – Approve
 - DRB in favor, 5-0-2
 - CHB opposed, 0-5-2
- Requires Board Consensus
- Second motion – Deny
 - DRB, 4-1-2
 - CHB, 5-0-2

Cultural Heritage Board Action

- Deny Landmark Alteration (5-0-2)
- Unable to make required finding

1. No specific issues, reasons or findings provided; and
2. State law requires factual arguments why concessions cannot be claimed.

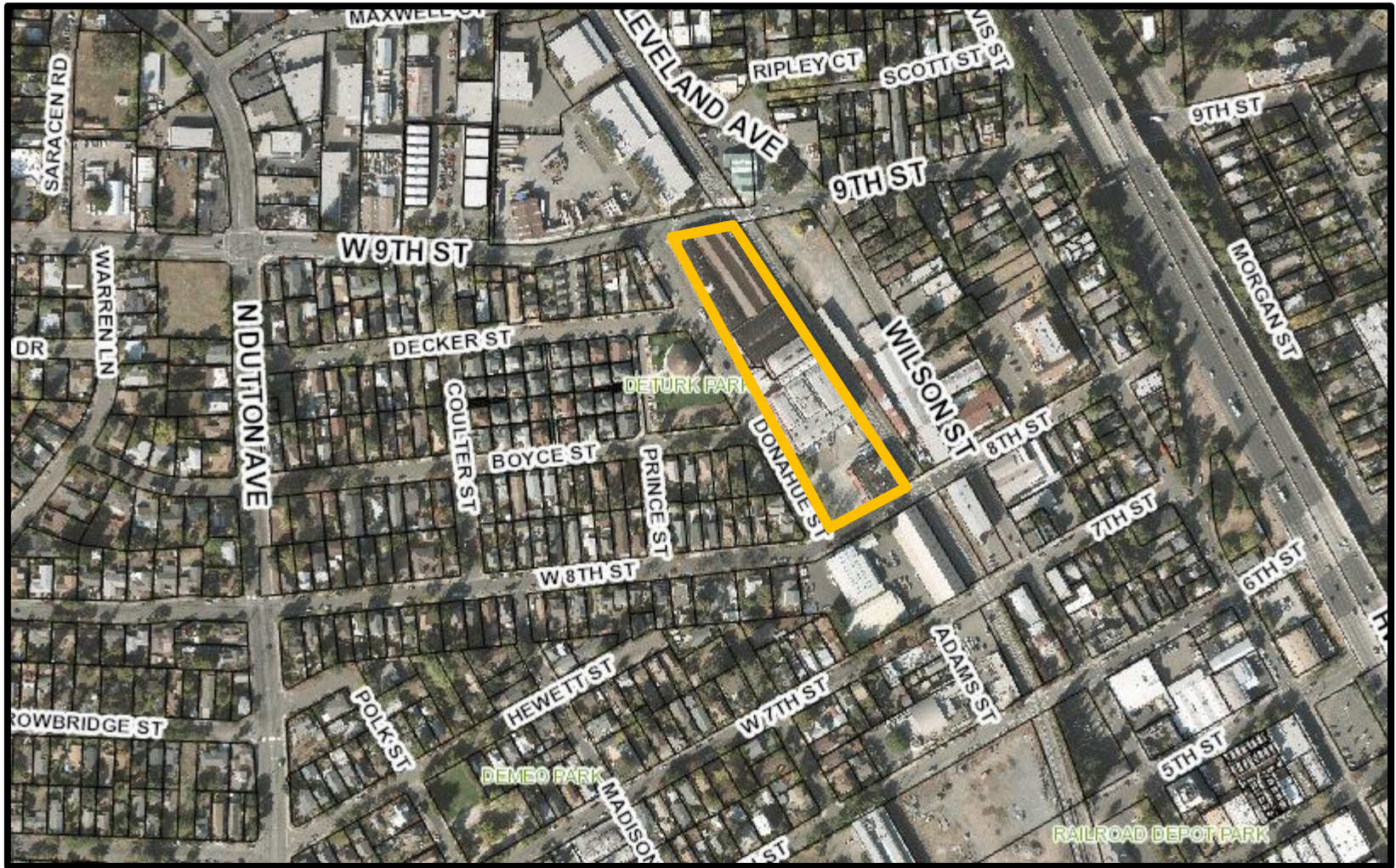
DeTurk Winery Village






- 185 rental units
- 15 units for very-low income occupants (55 years)
- Retains 20,000 sf of commercial space

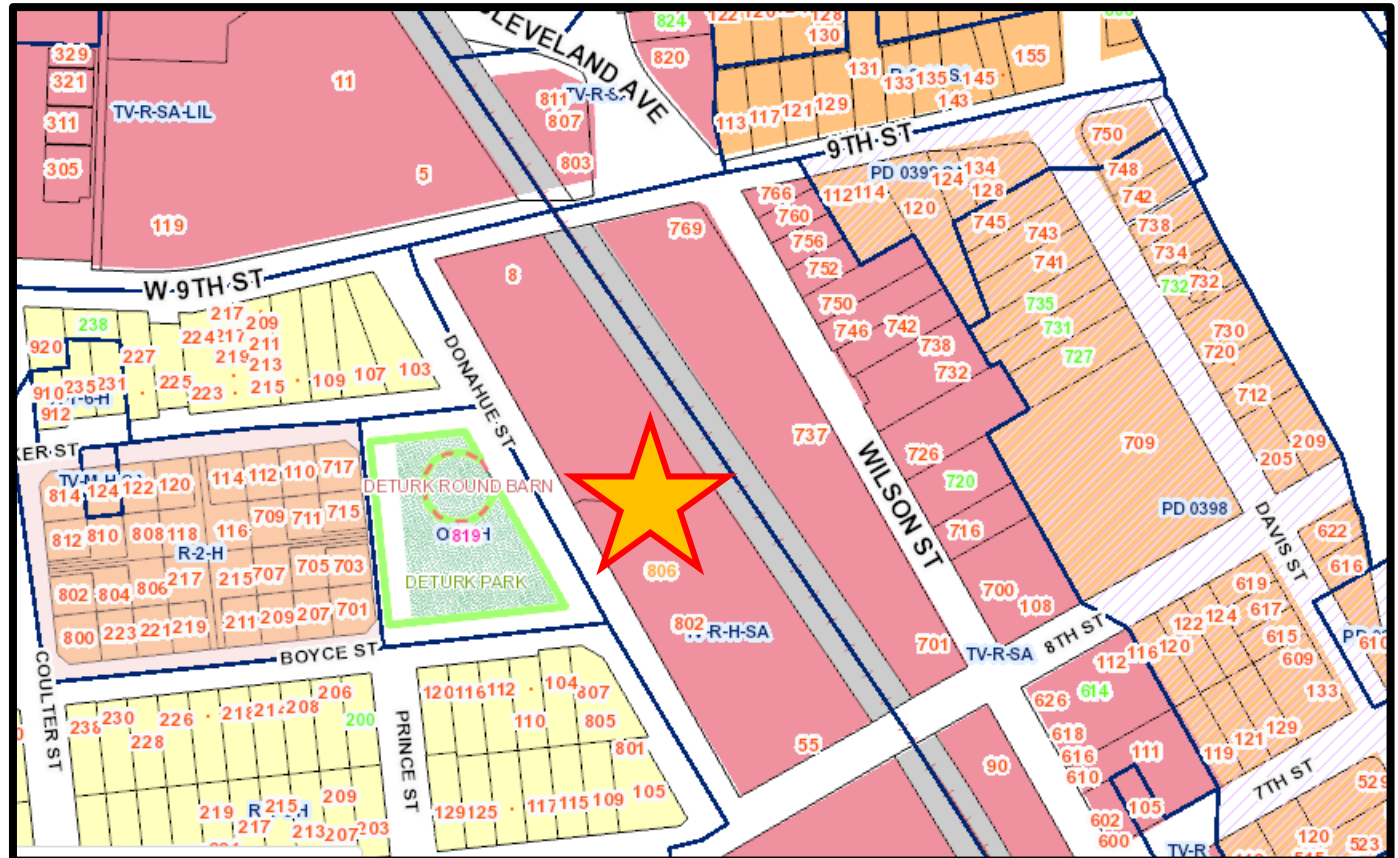
Entitlements

- Landmark Alteration Permit
- Design Review
- Density Bonus
- Vacation of Public Right-of-way

806 Donahue Street & 8 W. 9th Street



-  Low Density Residential
-  Medium Density Residential
-  Office/Med Residential
-  Transit Village Medium
-  Parks and Recreation



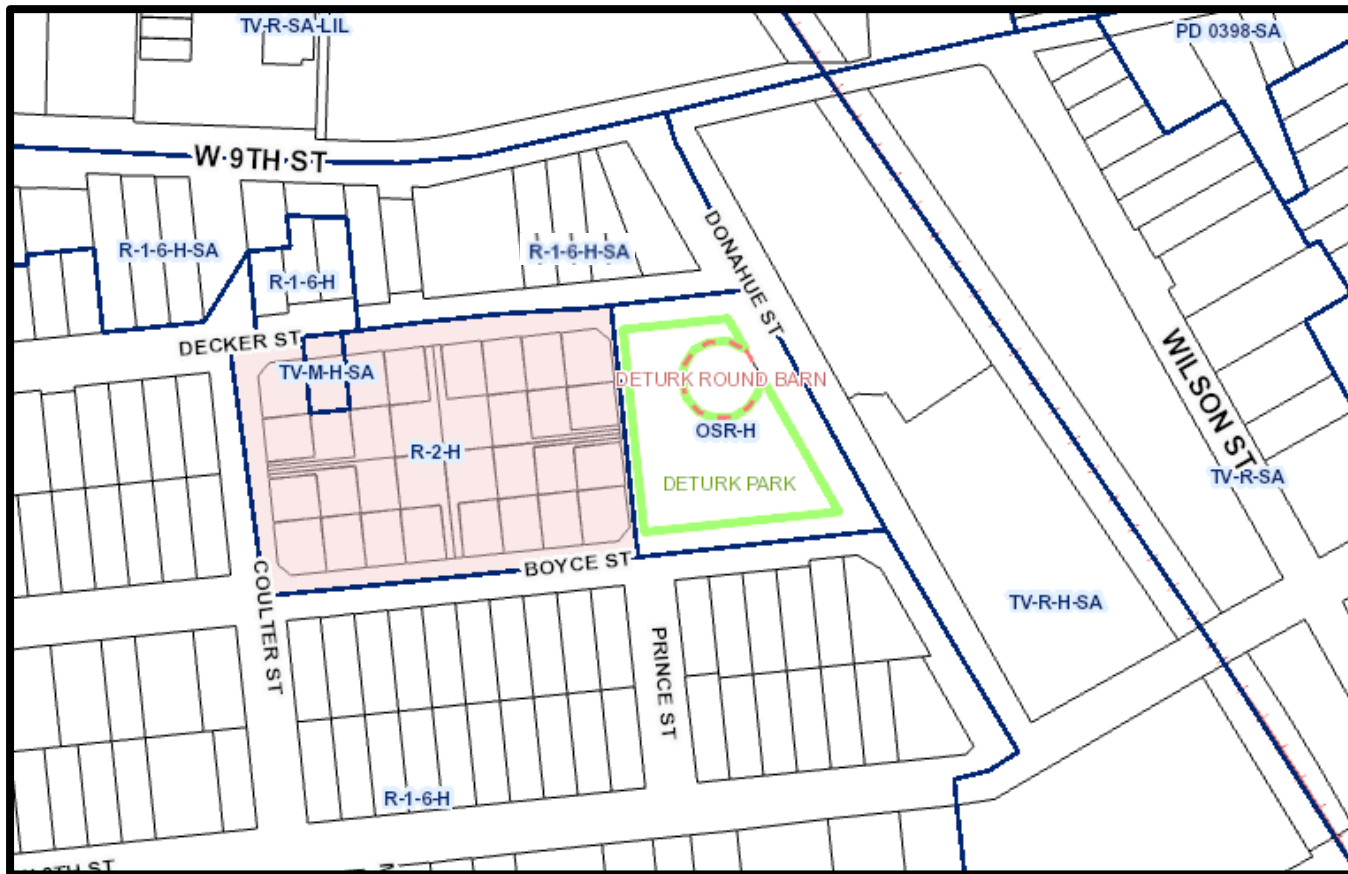
Denotes project site

- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods. Higher density sites are illustrated on the General Plan Land Use Diagram, which will allow the development of dwellings for 210 very low income households annually. Proposals for new higher density sites must be designed in context with existing, surrounding neighborhoods.
- H-C Expand the supply of housing available to lower income households.
- HP-B Preserve Santa Rosa's historic structures and neighborhoods.

Downtown Station Area Specific Plan

- SP-LU-2.3 Utilize City programs and policies to encourage and facilitate development of affordable housing within the Plan Area.
- SP-T-4.1 Ensure that parking requirements in the Plan Area stimulate transit-oriented development by encouraging shared parking and allowing parking reductions when supported by a parking study.

TV-R-H-SA



Zoning Code 20-31.080 (City)

- Qualifies for 35% density increase
- Entitled to two concessions
- Planning Commission will recommend
- Council will take final action.

Government Code § 65915 (State)

- Qualifies for 35% density
- Entitled to two concessions

Density increase

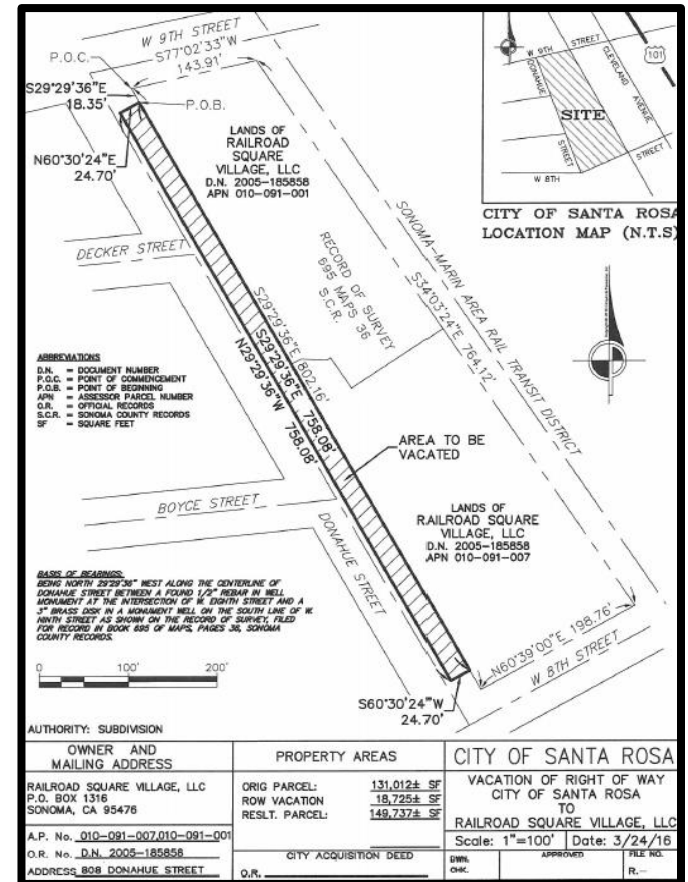
- Maximum allowable density – 137 units
- Designated for Very Low Income – 15 units (11%)
- Density increase – 48 units (35%)

Two concessions requested

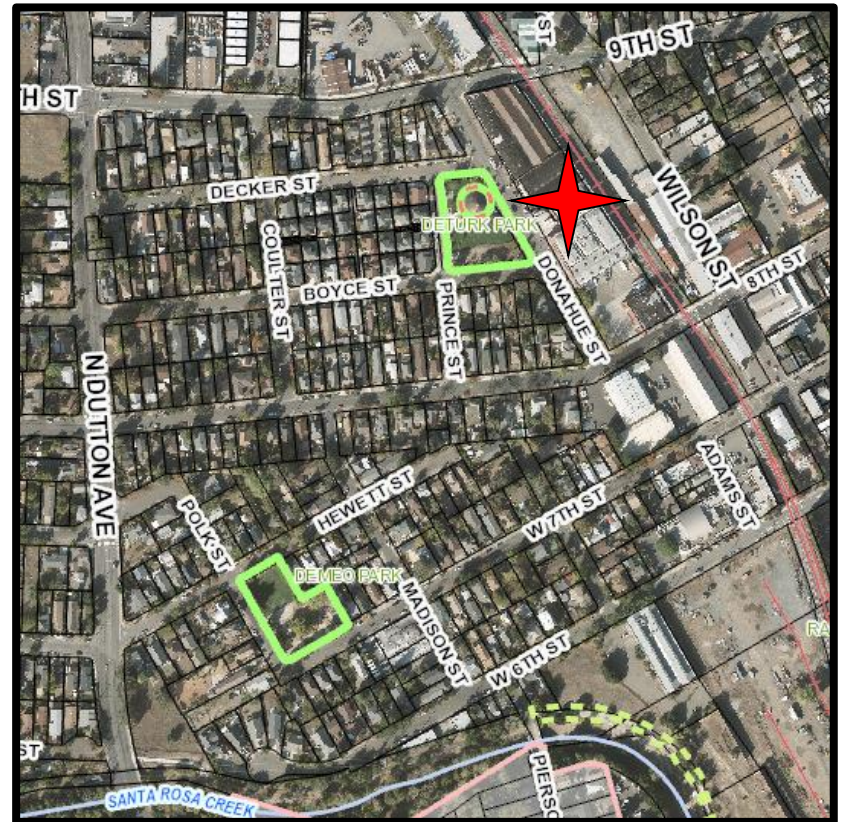
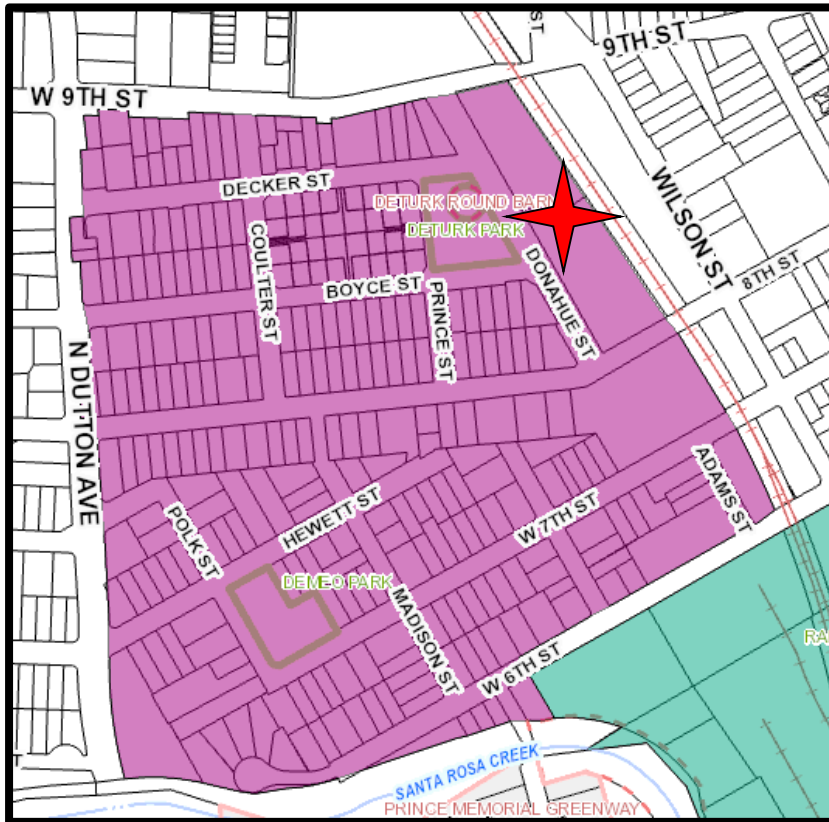
- Parking
- Building height

Vacation of Public Right-of-way

- Intent to Vacate ROW
- Increased Density
- Retain Public Parking
- Commission - Review
- Council - Final Decision
- Unnecessary for public use

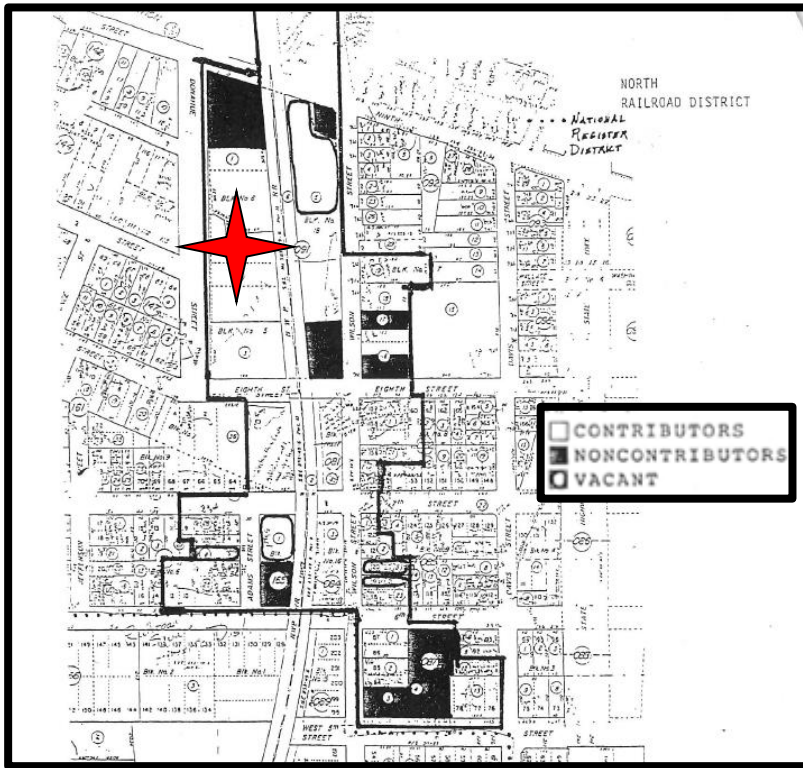


West End Preservation Districts

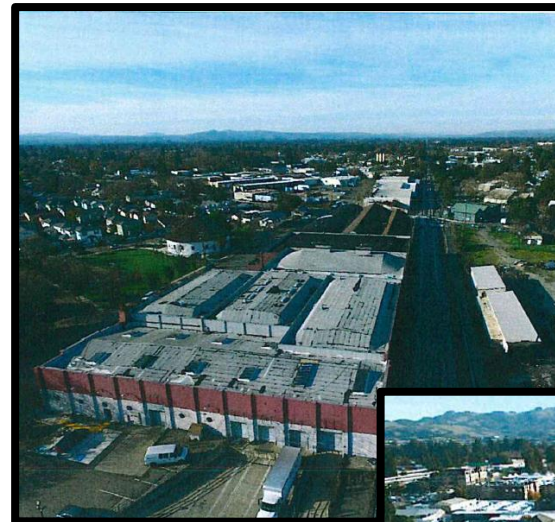


Denotes DeTurk Winery

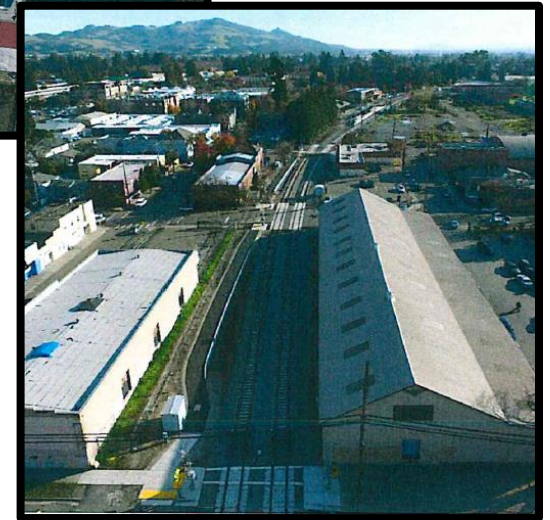
Boundary Map



Facing north



Facing south



Denotes DeTurk Winery

Elevations

W. 8th St. and Donahue St.

Today



Original plan



First response to
Board Comments



Current proposal

Elevations

W. 9th St. and Donahue St.

Today



Original plan



First response to
Board Comments



Current proposal

CEQA Streamlining

- General Plan, Specific Plan and Zoning Consistency (Section 15183)
 - Downtown Station Area Specific Plan EIR

Categorical Exemptions

- In-fill Development (Section 15332)
- Involves a minor cleanup to eliminate contamination (Section 15330)
- Involves restoration efforts (Section 15331)

Meetings to date

- Neighborhood meeting
- Two Joint Concept Design Review Meetings
- Two Joint Design Review Public Hearings
- City Council - Intention to Consider Vacation

Noticing

- All required noticing complete



- Parking
- Building height
- Density
- Vacation of Public ROW
- Property values
- Hours of construction
- Street improvements
- Architectural design
- Short-term rentals



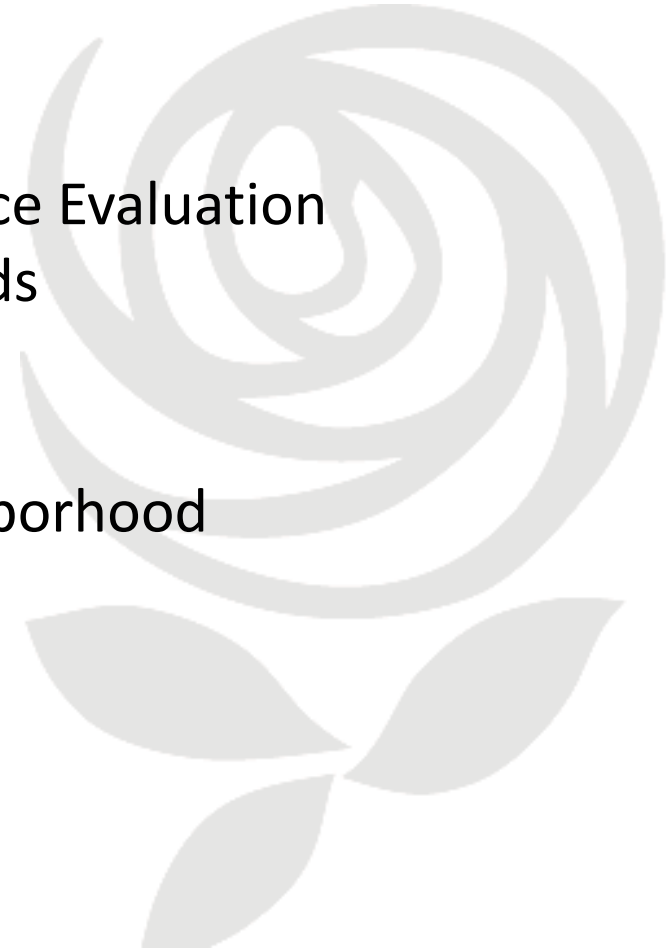
Applicant's responses to issues

- Response to design-related comments
 - Industrial materials
 - Minor modifications requested by the DRB



Applicant's responses to issues

- Clarification regarding Historic Resource Evaluation
 - Secretary of the Interior's Standards
 - Listed on California Register
 - Within two recognized districts
 - No impacts to the West End neighborhood
 - No Adverse Impact



Uphold Boards' Denials

- Deny the appeal; deny the project

Grant Appeal/Preliminary Design Review

- Approve Preliminary Design Review – Based on Current Plans
- Direct applicant to return to DRB for Final Design Review

Grant Appeal/Preliminary Design Review

- Approve Landmark Alteration
- Additional Entitlements
 - Density Bonus
 - Vacation of Right-of-way

It is recommended by Cultural Heritage Board and Design Review Board the Council deny the appeal and uphold the Boards' decision to deny Preliminary Design Review for DeTurk Winery Village.

It is further recommended by the Cultural Heritage Board that the Council deny the appeal and uphold the Board's decision to deny Landmark Alteration for DeTurk Winery Village.

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