

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
SUBJECT: CARPENTER URBAN COTTAGES – CLERICAL CORRECTION

AGENDA ACTION: MOTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, by motion, approve a clerical correction to Resolution No. RES-2020-043, as set forth in Exhibit A, to correctly reflect the project addresses in the title as 715 Tupper Street and 25 Rae Street.

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EXECUTIVE SUMMARY

On March 3, 2020, the City Council approved an appeal filed by the applicant of the Carpenter Urban Cottages (Project), reversing the Cultural Heritage Board's (CHB) decision to deny a Major Landmark Alteration Permit (LMA) to allow the construction of four attached residential cottages over two lots at 715 Tupper Street and 25 Rae Street (APNs 009-201-009 & 009-201-004). While the exhibits and presentation provided to the Council identified the correct addresses, the adopted resolution incorrectly identified the subject parcels as "725 Tupper & Rae Streets." The Assessor's Parcel Numbers were correctly identified.

BACKGROUND

On September 4, 2019, after considering public input from approximately 8 speakers, the staff report, the Project plans and submittals, the Cultural Heritage Board was unable to move the item forward, with two members voting for the project, and two voting against the project.

On September 16, 2019, the applicant, David Carpenter, filed an appeal of the Cultural Heritage Board denial of the Project.

On March 3, 2020, the Council adopted a resolution granting an appeal and approving a Landmark Alteration Permit for Carpenter Urban Cottages. The addresses on the draft resolution identified the incorrect parcels.

### PRIOR CITY COUNCIL REVIEW

The Council was supportive of the appeal reversing the Cultural Heritage Board's (CHB) decision to deny a Major Landmark Alteration Permit (LMA) to allow the construction of four attached residential cottages over two lots at 715 Tupper Street and 25 Rae Street (APNs 009-201-009 & 009-201-004). The six Council members voted to grant the appeal, with one Council member absent.

### ANALYSIS

This action will correct a clerical error, consistent with the original intent of the adopted resolution.

### FISCAL IMPACT

Not applicable.

### ENVIRONMENTAL IMPACT

On March 3, 2020, the Council found that the proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332, in that:

- The project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes four multi-family units at 17 units per acre.
- The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses.
- According to the City's maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The project was reviewed by City agencies and impacts will be mitigated by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan.
- The site can be adequately served by all necessary utilities and public services.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable

ATTACHMENTS

- Attachment 1 – Staff Report: Carpenter Urban Cottages, March 3, 2020
- Attachment 2 – Resolution No. RES-2020-043, Adopted March 3, 2020
- Attachment 3 – Resolution No. RES-2020-043 with corrections reflected in redline
- Attachment 4 – City Council Minutes, March 3, 2020
- Exhibit A – Corrected Resolution No. RES-2020-043

CONTACT

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