

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 AVENUE 320, A 37-UNIT RESIDENTIAL COMPLEX, LOCATED AT 320 COLLEGE AVENUE, IN THE ST. ROSE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-113-035, FILE NUMBER PRJ19-028

WHEREAS, on March 20, 2019, the CHB reviewed plans to construct an apartment complex at 320 College Avenue as a concept item; and

WHEREAS, on May 1, 2019, a Neighborhood Meeting was held to introduce the proposed apartment complex to neighbors and interested members of the public; and

WHEREAS, on August 22, 2019, the Planning and Economic Development received entitlement package for Avenue 320 Apartments (Project), including Design Review and Landmark Alteration Permit applications and applicable materials for the Avenue 320 Apartments at 320 College Avenue, Assessor's Parcel No. 010-113-035; and

WHEREAS, on January 21, 2021, the Design Review Board held a public hearing where it deliberated the Project plans and continued the item for re-design; and

WHEREAS, on April 13, 2021, revised Project plans were submitted to Planning; and

WHEREAS, on September 16, 2021, the Design Review Board granted Design Review, and

WHEREAS, on November 3, 2021, 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 Project implements and is consistent with the General Plan 2035 and the Downtown Station Area Specific Plan. The Project site is within an area designated as Neighborhood Mixed Use on the General Plan Land Use Diagram. This designation allows for new multifamily residential development together with a broad mix of uses that primarily serve Santa Rosa residents. Housing development may include both low- and mid-rise apartments and condominiums, as well as small-lot single-family attached dwellings (e.g., duplexes, triplexes, townhomes). The Project, if constructed, will be comprised of two large multifamily buildings, offering 37 apartment units.

Resolution No. _____

- B. The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section [20-12.020](#). The Project plans have been reviewed in compliance with design standards set forth in Zoning Code Tables 2-3 and 2-4, Zoning Code Chapter 20-36, and other applicable Zoning Code sections, and meets or exceeds all development standards.
- C. The proposed exterior changes are consistent with the original architectural style and details of the building. The Project proposes relatively minor exterior modifications the Building A, the existing structure fronting College Avenue, which faces away from the St. Rose Preservation District.
- D. The proposed exterior changes are compatible with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the St. Rose Preservation District. A historic analysis of the Project, prepared by Mark Parry, dated July 20, 2021, found that “The proposed building is compatible with adjacent or nearby landmark structures, or preservation districts. In that it is Sympathetic to their design principles, not in contrast with them and includes appropriate references to district character.”
- E. The proposed exterior changes are consistent and/or compatible with the textures, materials, fenestration, decorative features and details of the time period of the building’s construction. In the aforementioned history analysis, Mr. Parry concluded that “The colors, textures, materials, fenestration, and decorative features and details as proposed are consistent with the period, and are compatible with the historic resource through a strategy of compatible composition with the use of contemporized character defining elements.”
- F. The proposed exterior change will not destroy or adversely affect important architectural features. Building A, the existing structure fronting College Avenue, is not identified as a contributor to the St. Rose Preservation District and, therefore, does not have any important architectural features. Building B, the proposed new structure fronting Lincoln Street, has been designed to incorporate several architectural features found throughout the District and steps down to two stories as it approaches Lincoln Street allowing a smooth transition into the existing neighborhood.
- G. The proposed exterior changes are consistent with applicable Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision). The Secretary of the Interior’s Standards generally discuss modifications to historic structures. The historic analysis, prepared by Mark Parry, dated July 20, 2021, notes that The proposed building reflects but does not copy or reproduce elements and details from contributing historic structures in the neighborhood. These inspire or guide the design of 320 College Avenue. The existing building to remain is not historical or a contributor to the district.” The Report further concludes that, “The proposed project generally conforms to the Secretary of the Interior's Standards for Rehabilitation.”

- H. The proposed height does not detract from the character of the St. Rose Preservation District or any adjacent contributing properties. The street facing elevation of Building B, the new building proposed along Lincoln Street, is designed at two-stories, then steps up to three stories as it approaches the center of the site. The new structure steps back 19.75 feet from the back of the sidewalk, similar to neighboring properties. In addition, the building design incorporates architectural features found within the Preservation District. A Historic Evaluation, prepared by Mark Parry, dated July 20, 2021, explains that character-defining elements from the district were applied to the building, including building shape, form, and composition; roof and related features; door and window openings (proportions, detailing, material, etc.); secondary features (projections, trim, detailing, etc.); and surface finishes and materials. The evaluation further concluded that, “The proposed changes are consistent with, and compatible with the architectural of the district, in that the design provided references [to] the period of significance in composition of the building elements, details and styling.”
- I. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and is eligible for multiple exemptions:

Pursuant to CEQA Guidelines Section 15182(b)(c), the project is exempt from CEQA in that:

- The residential development is proposed with a Floor Area Ratio (FAR) of 1.18, which exceeds the 0.75 FAR required for the exemption.
- The development site is located within the Downtown Station Priority Development Area.
- The Project is consistent with the DSASP for which an Environmental Impact Report (EIR) was certified by Council.

Pursuant to CEQA Guidelines Section 15332, the Project is exempt as infill development in that:

- The Project is consistent with the General Plan land use of Neighborhood Mixed Use, DSASP and NMU zoning district. The Plans and zoning district are consistent and encourage the development of multifamily housing development that both blends with the surrounding neighborhood and provides an alternative housing type.
- The development site is surrounded on all sides by other urban uses, is less than five acres in size and located entirely within city limits.
- The Project site does not provide habitat for endangered, rare or threatened species. When developed, the Project will require the removal of multiple trees. If this occurs during nesting season, application bird and bat studies are required as a condition of approval.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. A Traffic Study, prepared by W-Trans, dated November 5, 2020, concluded that the project is expected to result in an additional 23 new trips on a daily basis but would decrease the peak hour trips to the site with nine fewer trips during the morning peak hour and five fewer trips during the evening peak hour compared to the existing office building. The Project is required to remain in compliance with the Noise Ordinance, City Code Chapter 17-16. The Project has been found in compliance with the

City's Climate Action Plan as demonstrated by Appendix E. City Staff ran a CalEEMod test that concluded the Project would not result in any significant impacts to air quality.

- The Project site is located in an area where it can be served by all required utilities and public services.
- No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.)

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. Plans submitted for building permit must be consistent with the plans approved by the Cultural Heritage Board, stamped received on April 13, 2021, except as modified by the Design Review Board at its meeting of September 16, 2021, and the Cultural Heritage Board at its meeting of November 3, 2021.
2. Comply with all Conditions of Approval on Design Review Resolution No. 21-1024, dated September 16, 2021.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. 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 3rd day of November 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
Brian Meuser, Chair

ATTEST: _____
Amy Nicholson, Secretary