

Appeal of the denial for The Flats at 528 “B” Street

Design Review
Landmark Alternation



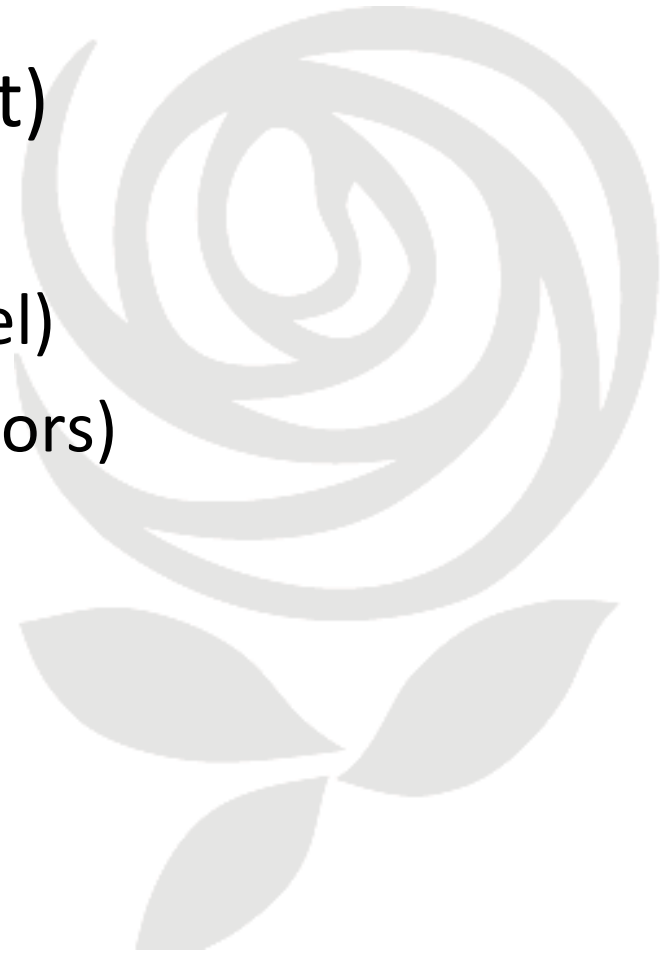
528 B Street

December 15, 2020

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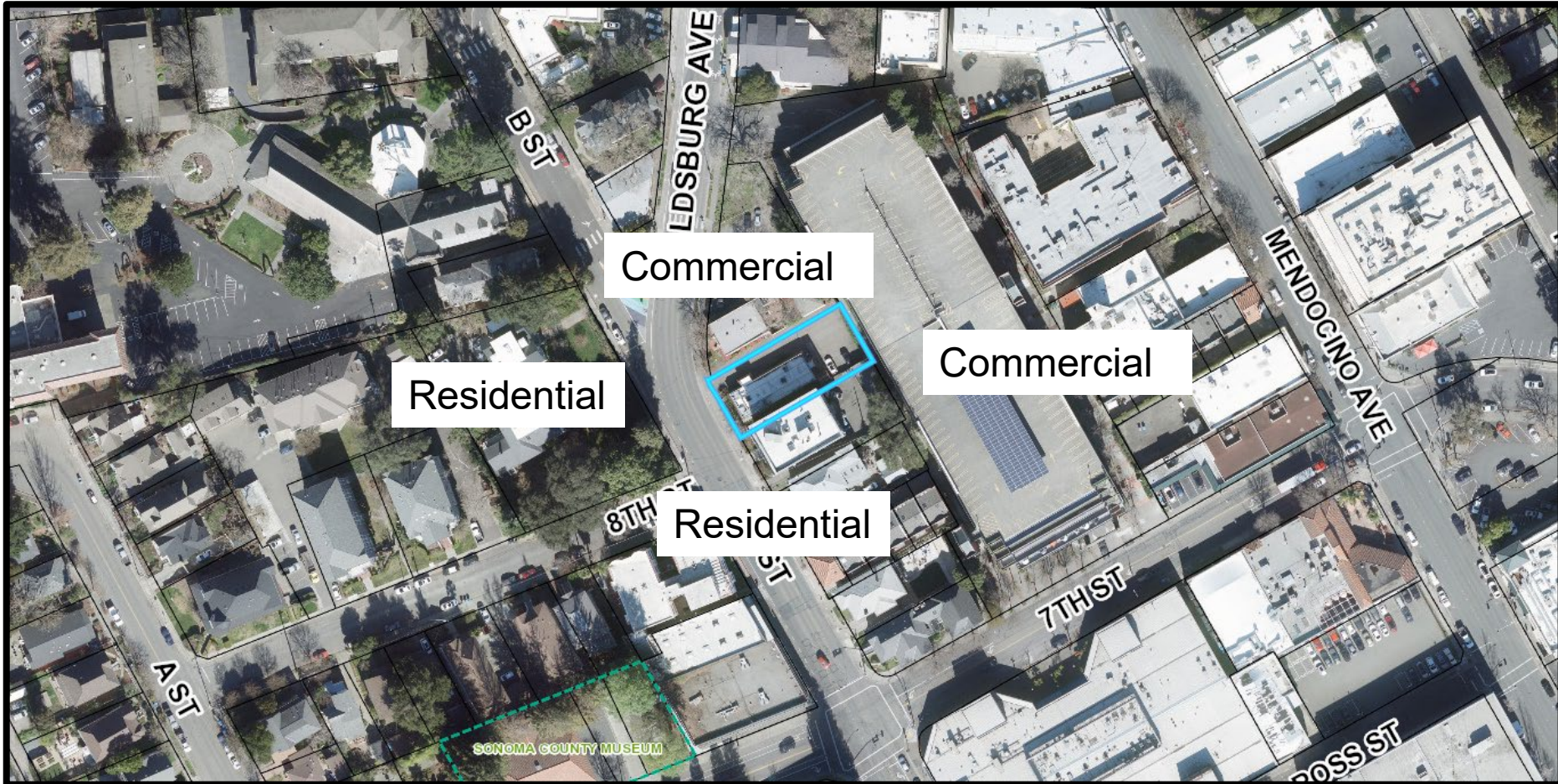
The Flats at 528 B Street Project Description

- Mixed-use (permitted by right)
 - Five-story
 - Commercial space (ground level)
 - 24 Residential Unit (2nd - 5th floors)
- Before the Council
 - Appeal - Preliminary Design Review
 - Appeal - Landmark Alteration



Project Address 528 B Street





- January 30, 2019 - Neighborhood Meeting
 - Six neighbors attended
- October 2, 2019 - Concept Design Review
- February 25, 2020 - Applications submitted
- November 23, 2020 – Joint Boards’ Meeting

- ✓ General Plan
- ✓ Downtown Station Area Specific Plan
- ✓ Zoning Code
- ✓ Design Guidelines
- ✓ Processing Review Procedures (for owners of historic properties)
- ✓ Secretary of the Interior's Standards

Design Review Required Findings

- Development is of superior quality
- Appropriate design for the use and location
- Development will not interfere with the use and enjoyment of neighboring existing or future developments
- Compatible with the character of the surrounding neighborhood
- Desirable environment for occupants, visitors and neighbors
- Will not be detrimental to the public health, safety, or welfare or materially injurious to properties in the vicinity.

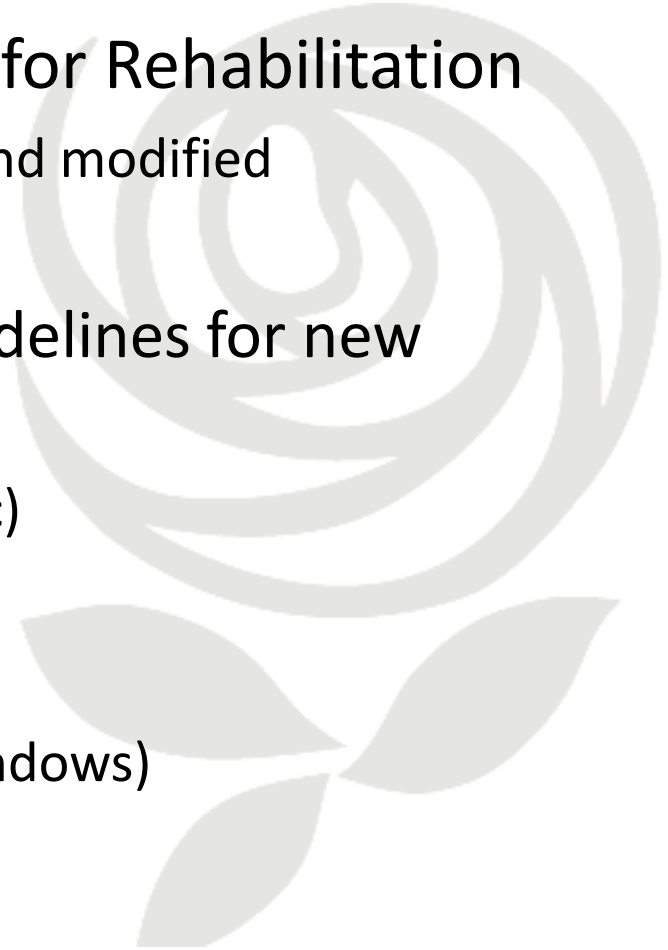
Secretary of the Interior's Standards for Rehabilitation

- Applicable to buildings being retained and modified

Processing Review Procedures

(for owners of historic properties) - Guidelines for new development

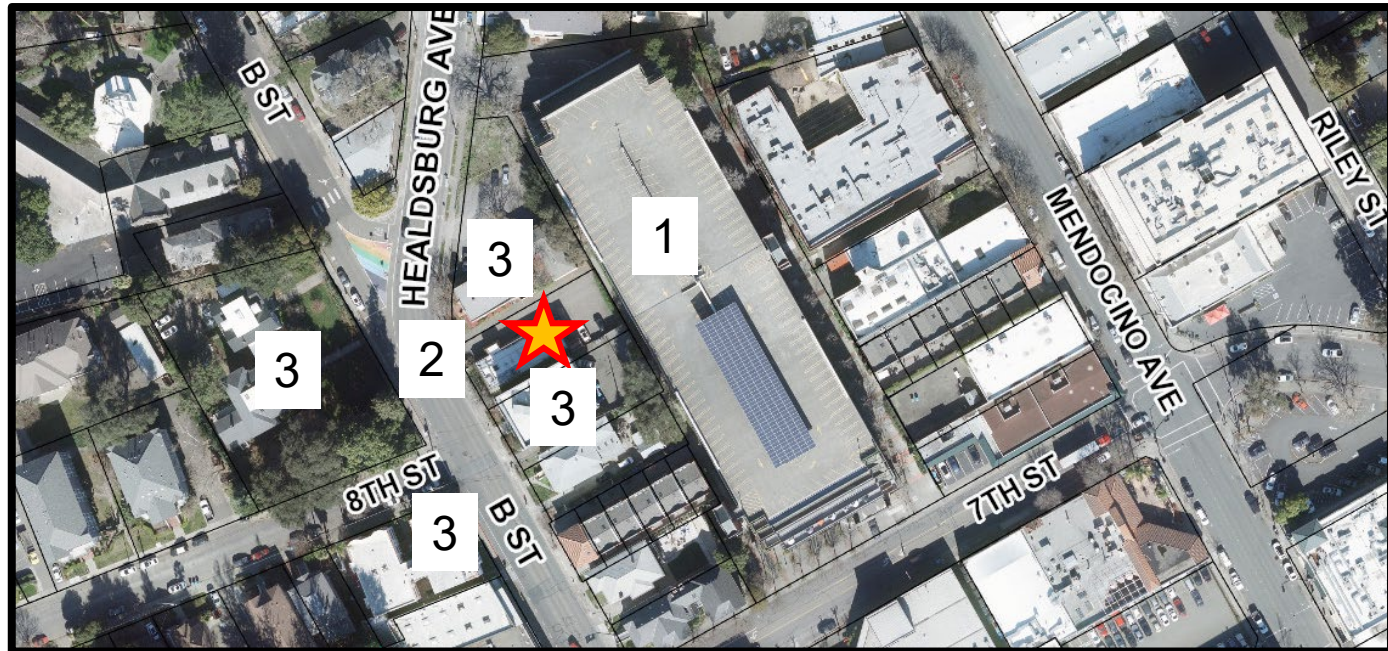
- Contemporary design (should not mimic)
- Existing structures inform design
- Compatible height & similar proportion
- Rhythm along streetscapes (doors & windows)
- Exterior materials & roof shape



Landmark Alteration Applicable Review Considerations

- Compatibility with nearby landmark structures or preservation district structures;
- Consistency and/or compatibility of the colors, textures, materials, fenestration, decorative features;
- Consistency with Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitation
- Finding: The increased height does not detract from the character of the preservation district or any adjacent contributing properties.
 - Character-defining elements from nearby structures;
 - Open space area separating it from the single-story structure to the north;
 - Street acts as an entryway to the downtown; and
 - Screens the view of the parking garage.

Neighboring Structures



Key elements for consideration:

1. Five-story garage structure
2. Entryway street-type
3. Nearby contributors to the district

Existing & Proposed Development



Existing



Proposed

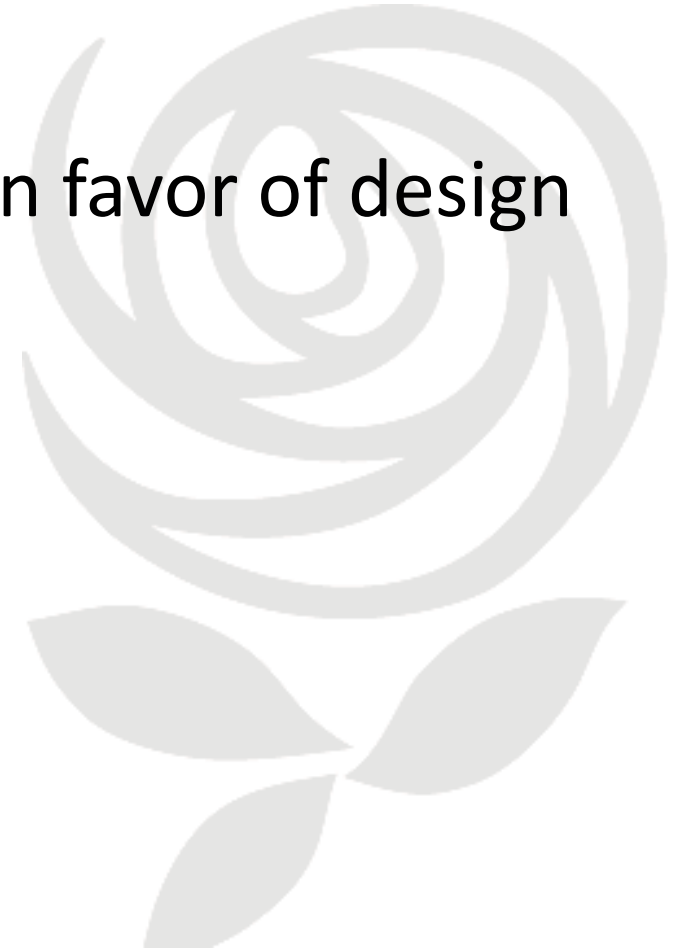
Found in compliance with CEQA:

- Section 15183 – Consistent with General Plan for which an EIR was certified by Council in 2009;
- Section 15332 – As infill Development
 - Consistent with General Plan & Zoning
 - Is within City limits & less than five acres
 - Not considered suitable habitat
 - All services are available
 - Would not result in significant impacts (air quality, water quality, traffic or noise)

Public Comments – Generally in favor of design

- Concerns about height; and
- Support of the project

No unresolved issues



Deny the project

- Deny the appeal
- Deny Preliminary Design Review
- Deny the Landmark Alteration Permit

To approve the project

- Grant appeal
- Approve Preliminary Design Review
- Approve the Landmark Alteration Permit
- Five conditions added by DRB

Continue for re-design

- Following redesign, return to Council
- Following redesign, return to DRB and CHB



It is recommended by the Cultural Heritage Board and the Design Review Board that the Council:

- Deny the Appeal and deny Preliminary Design Review.

It is further recommended by the Cultural Heritage Board the Council:

- Deny the Appeal and deny the Landmark Alteration Permit.

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