

# Carpenter Urban Cottages Appeal Hearing

25 Rae & 715 Tupper Streets

---

March 3, 2020

Kristinae Toomians  
Senior Planner  
Planning and Economic Development

## Cultural Heritage Board Action

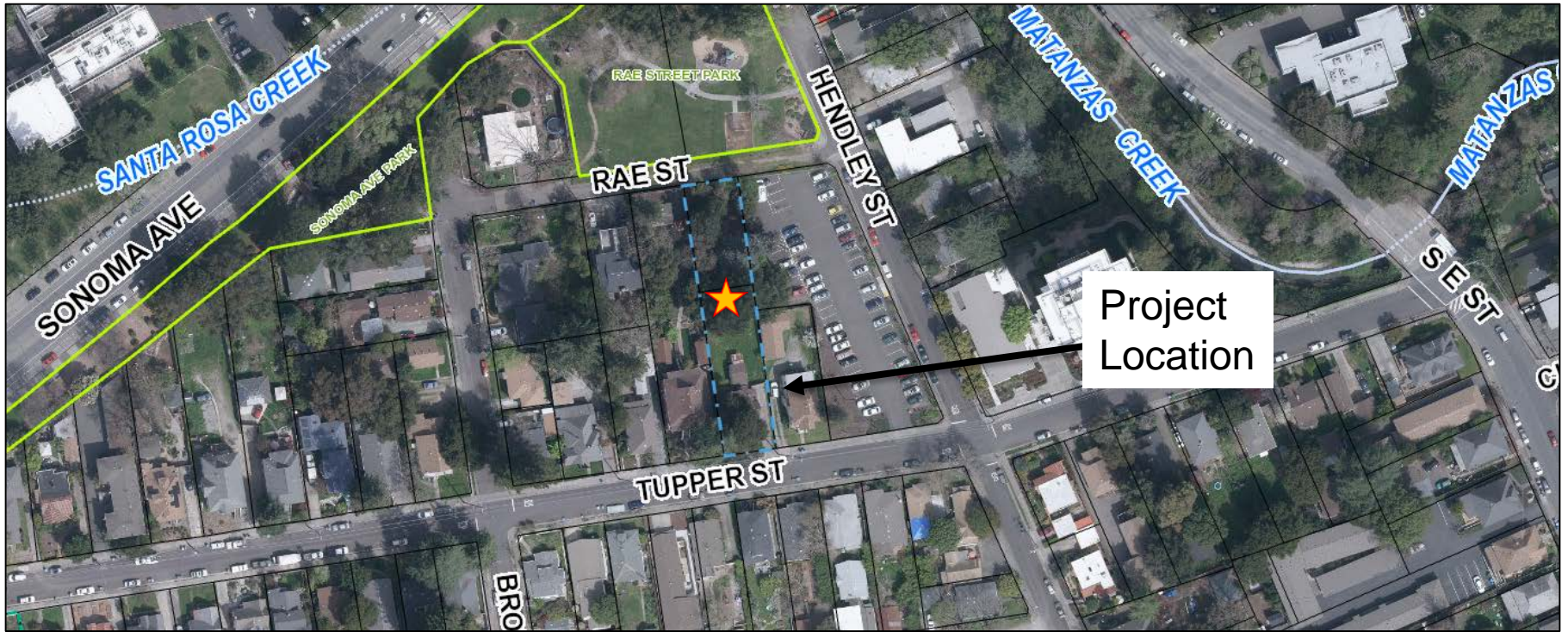
- Deny Landmark Alteration (2-2-1)
- Unable to reach consensus about guiding applicant to agreeable design solution.

- *Benefits of the project outweigh the risks.*
- *The decision is not consistent with prior approvals, CHB resolutions...*

## Major Landmark Alteration Permit to:

- Demolish a detached 325-square-foot rear accessory structure, and construct two pairs of duplex units (multi-family units), connected by covered carports, behind an existing 821-square-foot dwelling.

# 715 Tupper & 25 Rae Streets

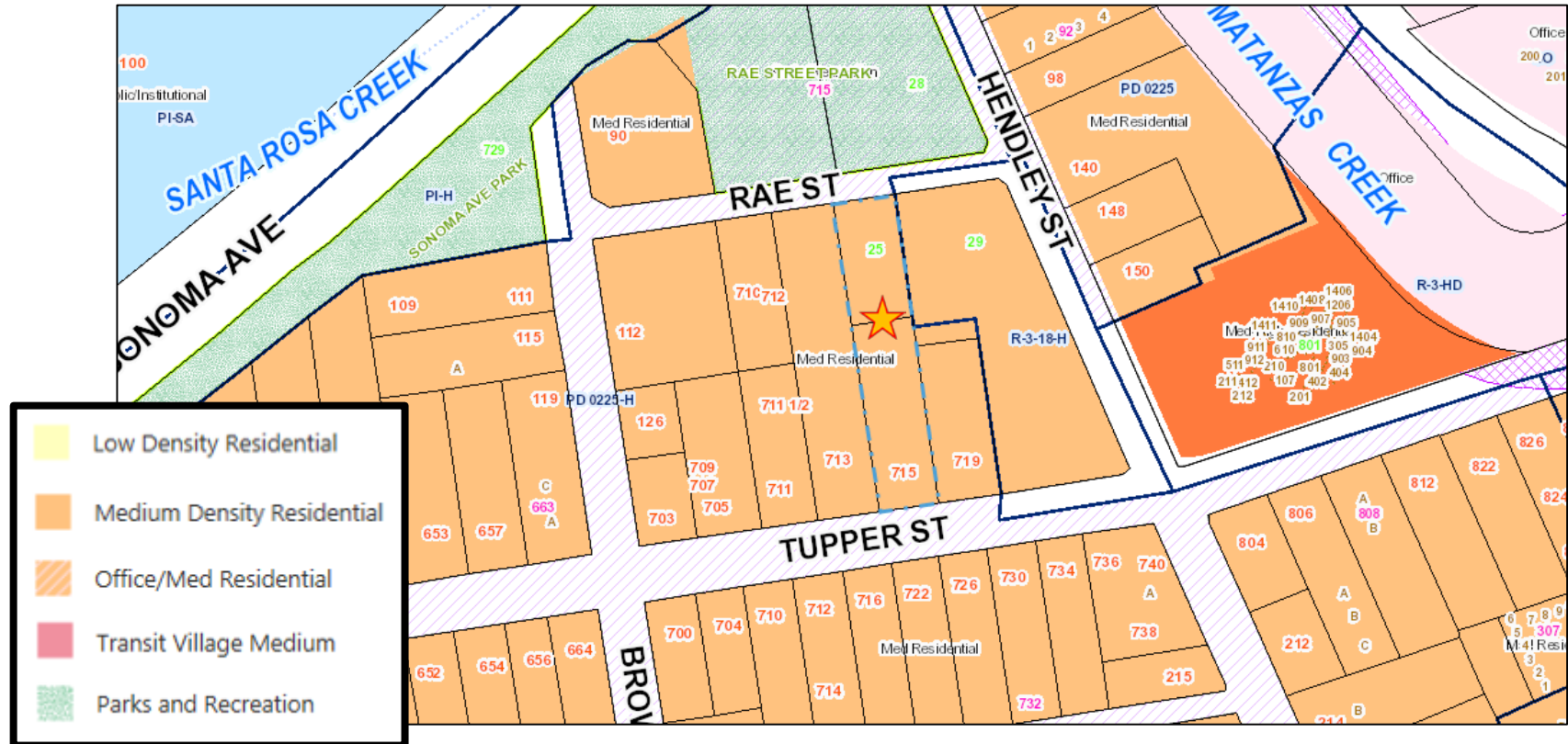




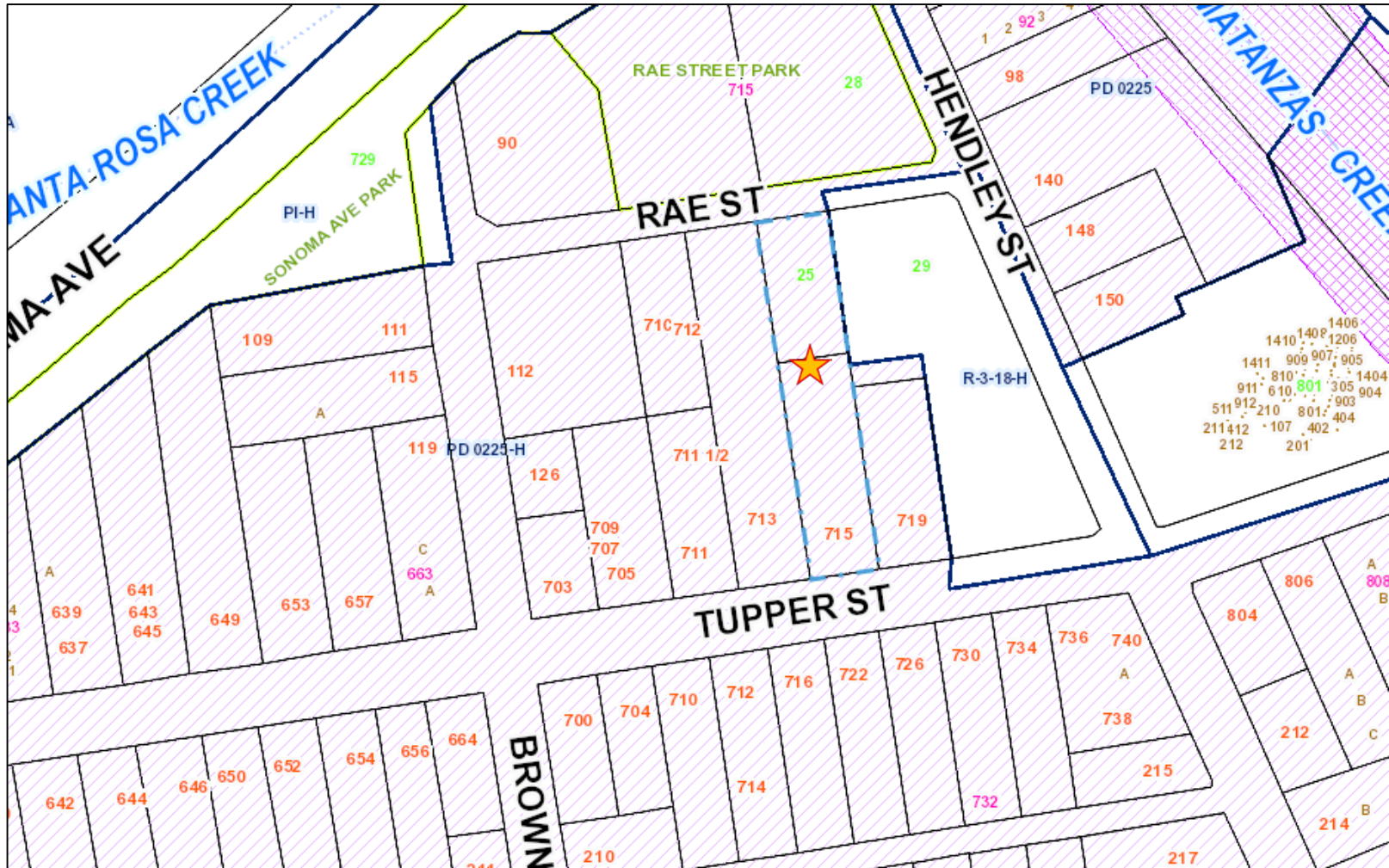
# 715 Tupper & 25 Rae Streets



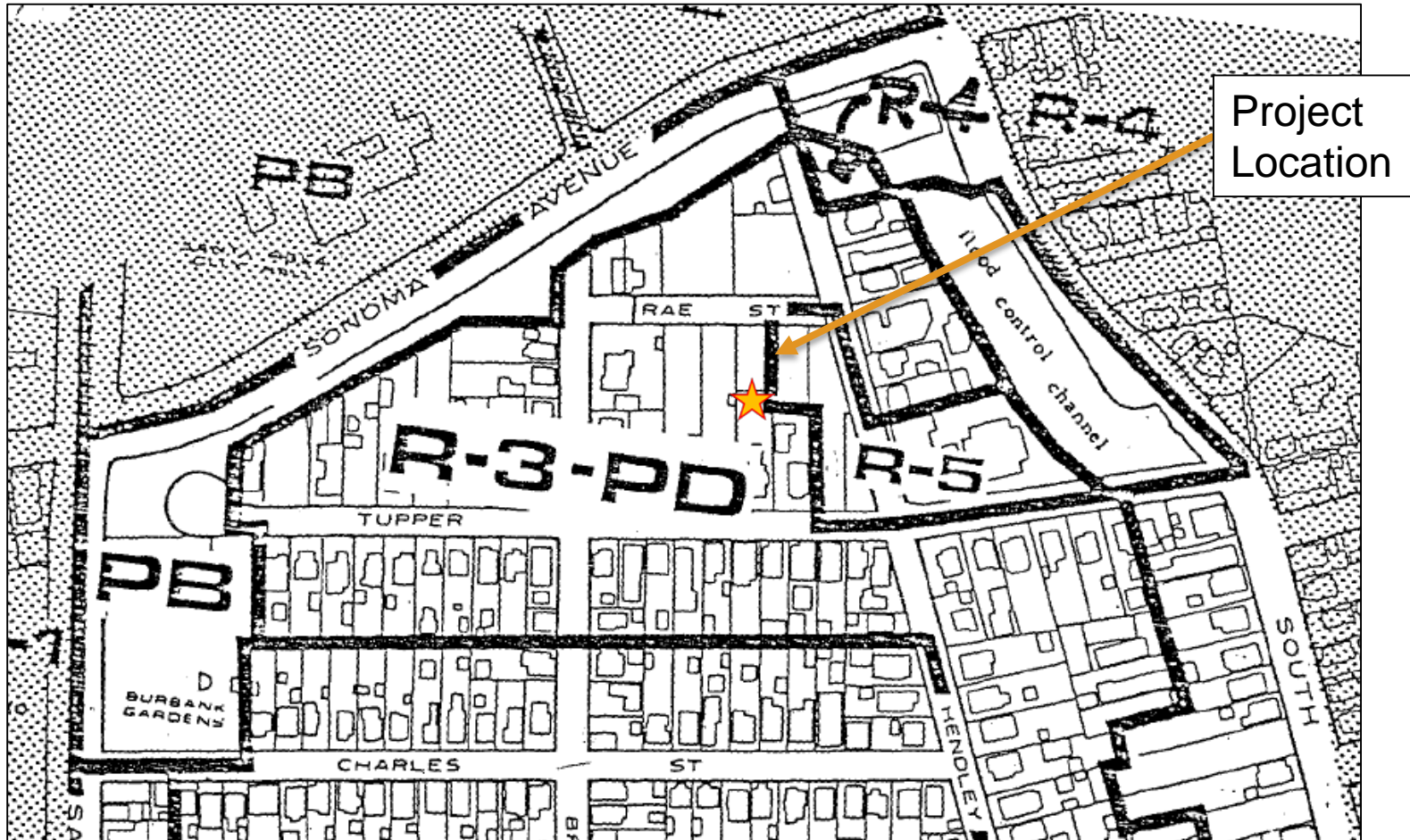
# 715 Tupper & 25 Rae Streets



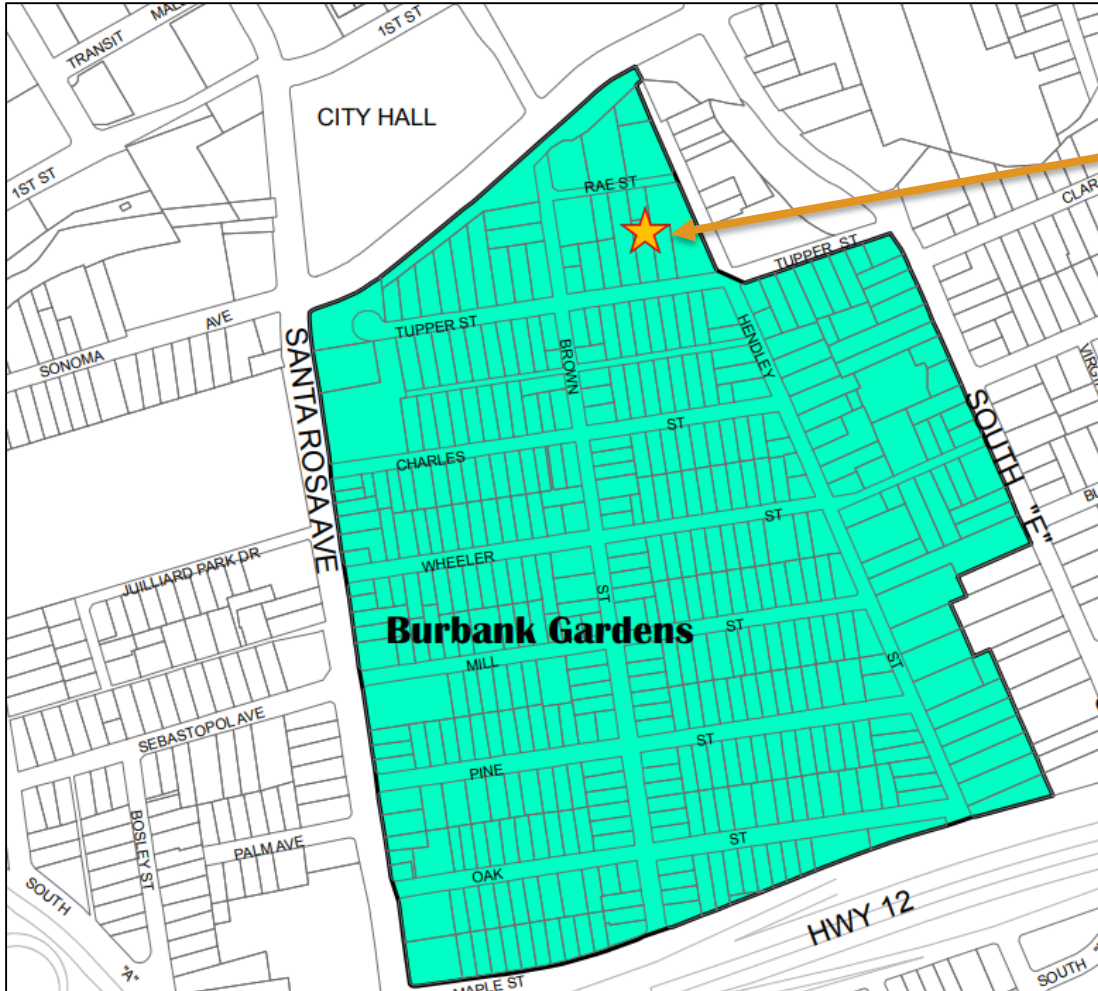






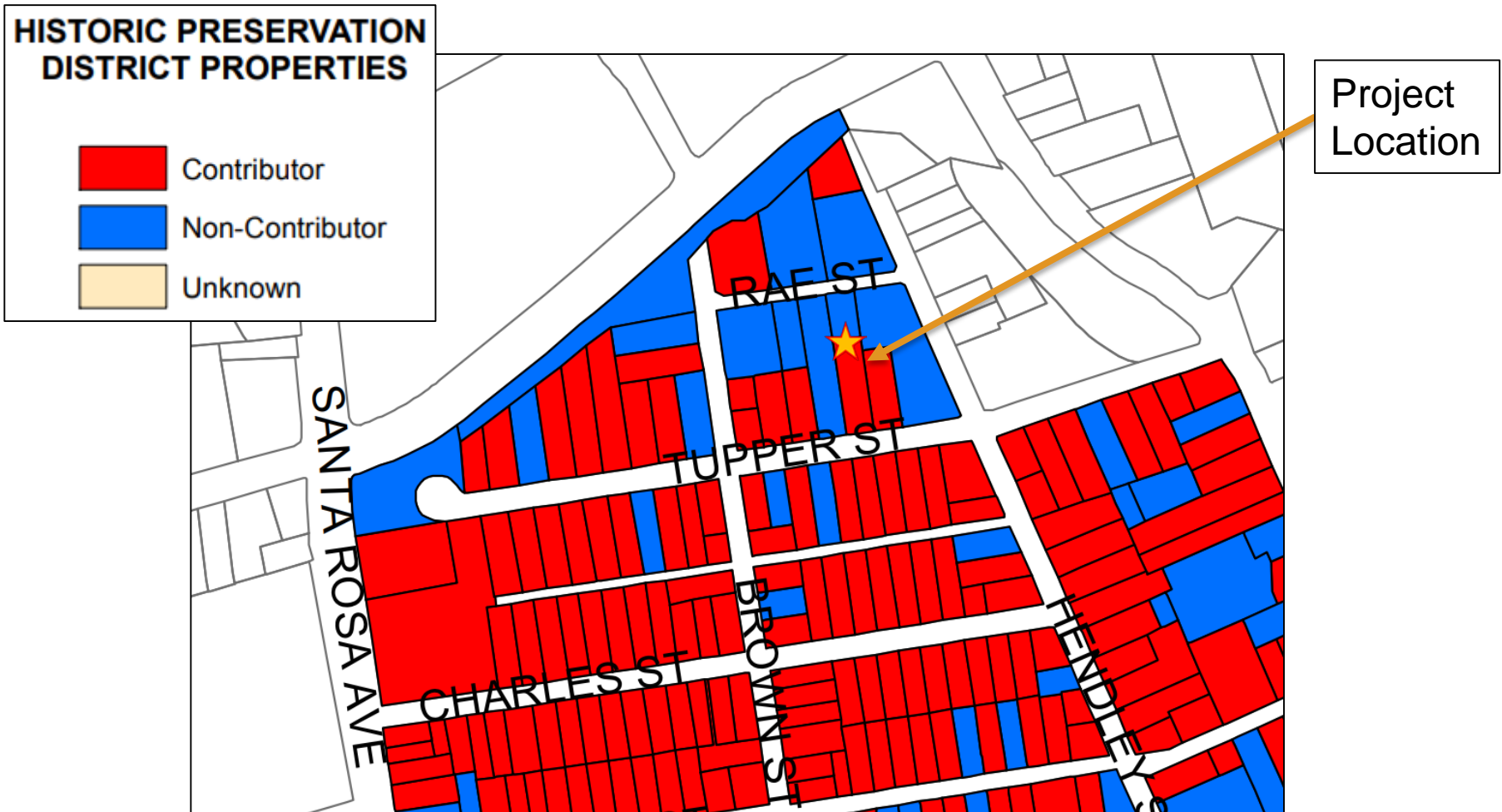


# Burbank Gardens Preservation District

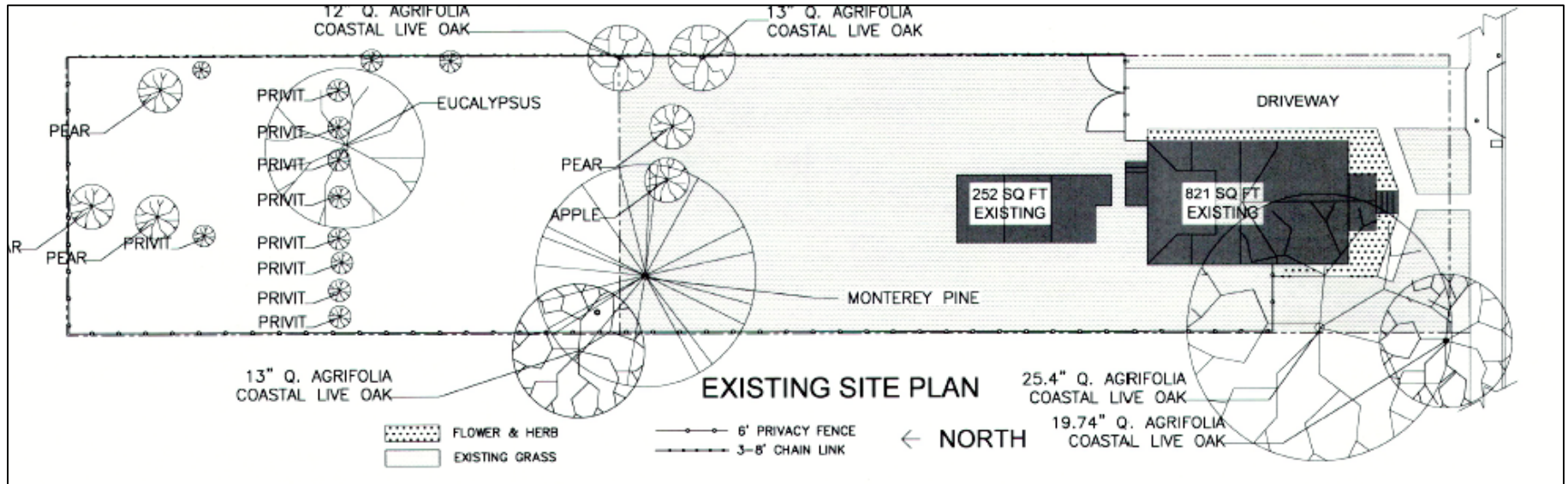


Project  
Location

# Contributor Analysis

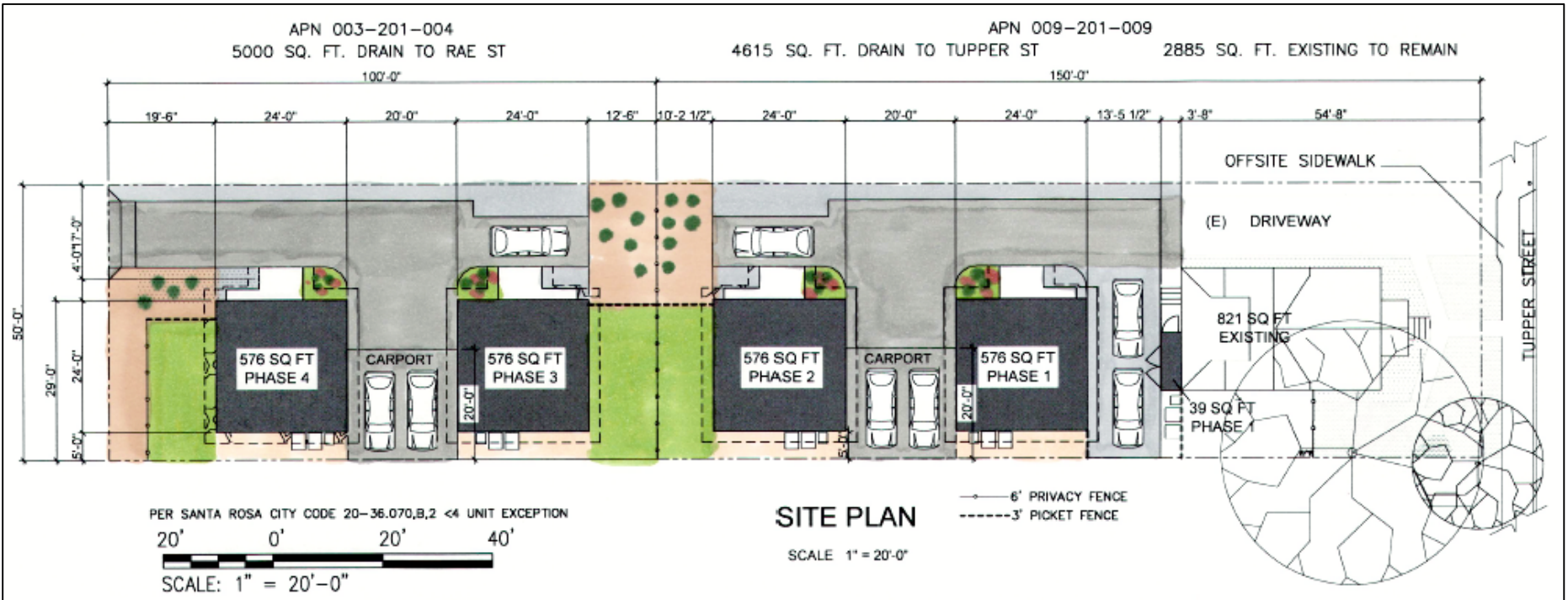


# Existing Site Plan

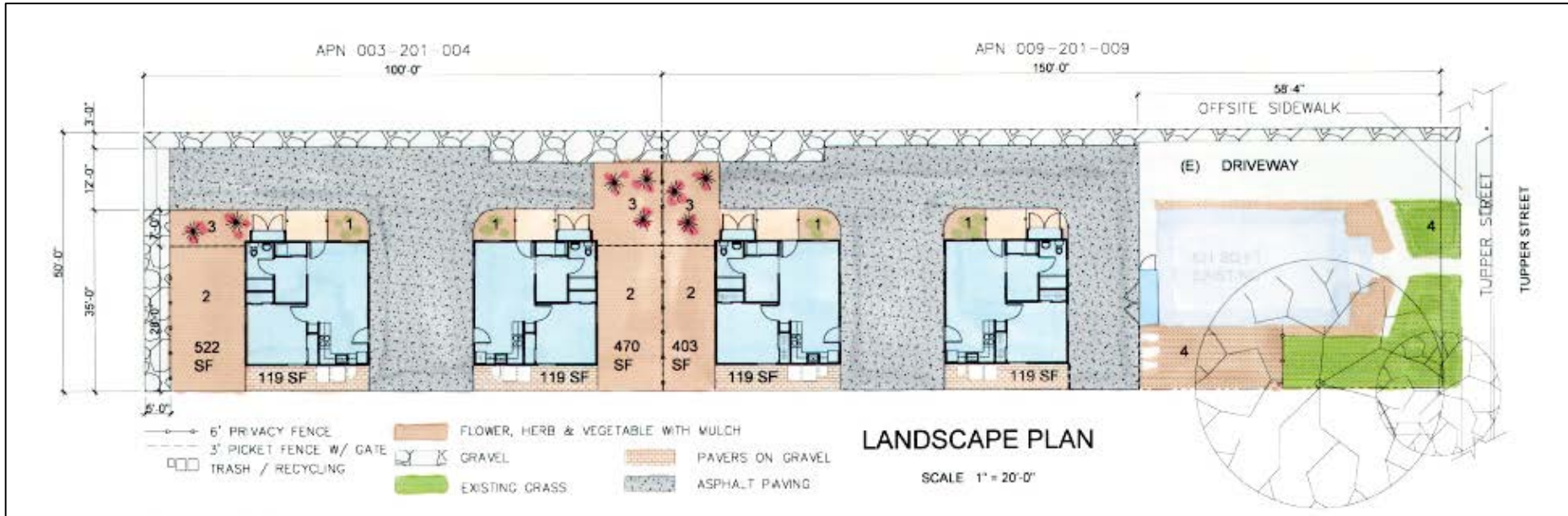




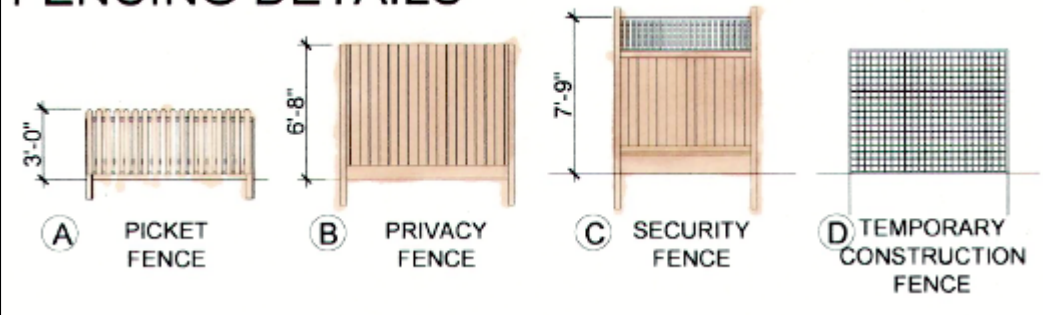
# Proposed Site Plan

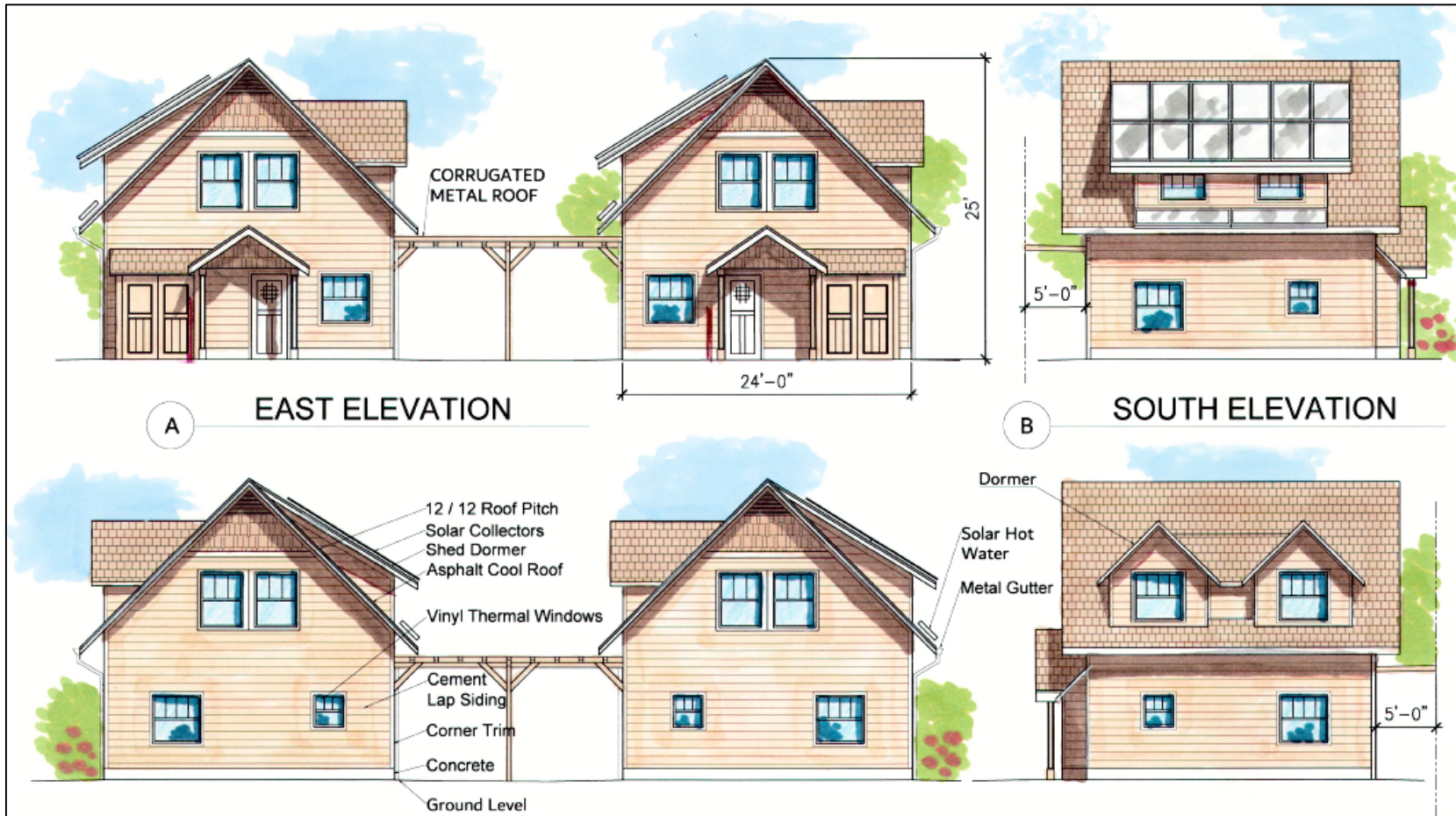


# Proposed Landscape Plan



## FENCING DETAILS







- On September 5, 2007, the Cultural Heritage Board reviewed a proposed triplex for the project site as a concept item. The same proposal returned to the Board on February 20, 2008, for additional concept review.
- On January 2, 2013, the Department of Planning and Economic Development received applications proposing construction of four new units that would occupy the project parcels in addition to the existing house on Tupper Street (Urban Cottages).
- On January 13, 2014, the original Urban Cottages applications were withdrawn.
- On August 18, 2015, a new Landmark Alteration Permit application for the Urban Cottages project was received by Planning and Economic Development.



- On October 28, 2015, a Notice of Application was mailed to property owners in the vicinity of the project site.
- On February 8, 2019, the applicant submitted revised plans, which include covered parking areas, which serve as attachments between each pair of single-family attached residences.
- 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.

## Opponents cited issues with:

- the overall scale/density of the project
- height compatibility
- parking impacts to the neighborhood
- the potential to convert the attic/storage space into additional units or habitable space

Ultimately, the Cultural Heritage Board denied the Major Landmark Alteration because board members could not arrive to a consensus regarding the compatibility of the height of the proposed structures with the neighborhood, as well as the compatibility of the increased density.

It is recommended by the Cultural Heritage Board that the Council, by resolution, deny the appeal and uphold the Board's decision to deny the Landmark Alteration Permit for the Carpenter Urban Cottages project, located at 715 Tupper Street and 25 Rae Street.



## Uphold CHB's Denial

- Deny the appeal; deny the project

## Grant Appeal/Landmark Alteration

- Approve Landmark Alteration Permit

Clare Hartman, Deputy Director  
Planning and Economic Development  
[chartman@srcity.org](mailto:chartman@srcity.org)  
(707) 543-3185

Bill Rose, Supervising Planner  
Planning and Economic Development  
[wrose@srcity.org](mailto:wrose@srcity.org)  
(707) 543-3253

Kristinae Toomians  
Senior Planner  
Planning and Economic Development  
[KToomians@srcity.org](mailto:KToomians@srcity.org)  
(707) 543-4692

