

**[EXTERNAL] Comments PRJ20-005 - The Flats @ 528 B Street**

Denise Hill <faire@sonic.net>

Sat 3/14/2020 1:47 PM

To: Trippel, Andrew <atrippel@srcity.org>

Thanks for giving us the opportunity to provide input for this project.

We just had the city council approve the demolition of 7 structures the majority of which were contributors to our district as part of the Caritas Village project. It's pretty shocking that our city professes to care about our historic districts and would allow this. Our city either needs to start showing an appreciation for its cultural history and realizing the designated historic districts are an asset or we will see the continued eroding away of the edges of our districts.

While The Flats project will probably generate concerns over parking, access for delivery vehicles, garbage pickup, etc. our main concern is that it be built in keeping with the character of our neighborhood and it's H-District overlay. This includes the height. At 55 feet it will tower over the 1930's Italianate apartment building immediately south at 523 B Street. A step back so the part of the building facing B Street was no more than 33 feet in height would be the least we would expect. That and a truly compatible design in following these guidelines and goals as listed in multiple city documents:

**Objectives of the St. Rose Historic District: Ord. No 2861 dated 23 Oct. 1990**

- Preserve and enhance the historic resources of the St. Rose Neighborhood.
- Retain and preserve the existing historic single-family neighborhood.
- Provide additional downtown housing while preserving the existing single-family character of the neighborhood.
- Encourage the adaptive reuse of historic buildings.
- Assure that alterations and new construction are compatible with the existing character of the neighborhood.

**Processing Review Procedures for Owners of Historic Properties****Adopted by City Council Resolution No. 24694 on January 9, 2001**

The purpose of the Design Guidelines for New Construction is to ensure that the architectural character of Santa Rosa's Preservation Districts is maintained and enhanced. The primary purpose of designating Preservation Districts is to preserve Santa Rosa's architectural and cultural history for future generations. The proposed demolition of Landmarks or structures located within Preservation Districts is inconsistent with this purpose and is therefore inappropriate.

- New construction in Historic areas, often called infill construction has occurred throughout the country. When successful, the new structures have complemented an historic area and enhanced its overall character. In contrast, insensitive new construction can compromise the integrity of a historic area.
- The height of new construction in a Preservation District should be compatible with adjacent structures.

**ANNUAL REVIEW 2007 - Santa Rosa 2020: General Plan**

Santa Rosa was also designated a "**Preserve America Community**" in 2007. This designation is given to communities which **protect and celebrate their heritage and use historic assets to attract visitors and promote economic and community development.**

**SANTA ROSA'S GENERAL PLAN - 2035**

*The General Plan is required by State law, and it has a long-range focus, looking 20 years into the future. It guides the City's planning and zoning functions as well as the funding of public improvement*

projects, such as parks and streets. Santa Rosa's General Plan was adopted by the City Council on November 3, 2009.

### **Goal HP-B: Preserve Santa Rosa's historic structures and neighborhoods.**

#### **11-1 VISION In 2035, s**

Although many historic structures have been lost through reconstruction, fire, and neglect, there remain many restoration opportunities. A growing interest in the city's historic resources and appreciation of the value of special historic architecture is resulting in continued restoration and preservation efforts. General Plan policies strive to ensure long-term historic preservation in Santa Rosa by encouraging preservation of historic structures, as well as their surrounding setting in areas of new development and redevelopment, and by discouraging demolition of historic resources.

#### **Downtown Specific Area Plan**

*February 2019 Goal:*

|   |  |
|---|--|
| <b>Foster neighborhood partnerships and strengthen cultural assets.</b> | Santa Rosa promotes thriving neighborhoods in preserving its heritage and vibrancy of the community. |
|---|--|

The Specific Plan Vision calls **for maintenance and enhancement of the existing residential character of the Residential and Historic Residential SubAreas.**

**Policy SP-LU-5.1: New development** shall be designed to reinforce and enhance the distinctive and unique qualities of the Sub-Area it is located within.

**Policy SP-LU-5.5: Infill development** in the Residential and Historic Residential Sub-Areas should incorporate and reflect character defining elements of the area as identified by the City's Cultural Heritage Board and follow the design guidelines outlined in the City's Processing Review Procedures for Historic Properties.

**Development Guidelines Special Considerations** ♦ New development adjacent to the St Rose and West End historic neighborhoods should be compatible in height and scale with existing structures.

**Development Guidelines Special Considerations** ♦ Properties abutting or adjacent to Residential or Historic Residential sub-areas shall contain a maximum of three stories.

As always we would hope that the city follows and adheres to its own policies and guidelines regarding our historic districts. We also hope residents of these districts are not only asked for their input, but there is an acknowledgement of their concerns in the form of actions to mitigate them as much as possible.

Best,

*Denise Hill*

*Joe Lilienthal*

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**From:** Montoya, Michelle <MMontoya@srcity.org>

**Sent:** Monday, March 02, 2020 5:04 PM

**To:** Denise Hill <faire@sonic.net>

**Cc:** Trippel, Andrew <atrippel@srcity.org>

**Subject:** City of Santa Rosa Referral PRJ20-005

Good Afternoon,

**This project is being referred to the St. Rose Neighborhood Association because the project is located immediately adjacent to the Neighborhood Group boundary as identified by current City GIS data.** The project is located within the St. Rose Preservation District boundary.

**[EXTERNAL] The Flats @ 528 B Street**

Lauren Fuhry <la.fuhry@gmail.com>

Thu 3/12/2020 9:27 AM

To: Trippel, Andrew <atrippel@srcity.org>

Good morning Andrew,

My name is Lauren Fuhry and I live at 779 Summerfield Rd, Santa Rosa, CA 95405. I would like to voice my support for this proposed development. The businesses of downtown Santa Rosa, particularly the restaurants and shops, will benefit from increasing density and foot traffic. My only question is is there demonstrated demand for additional business office space downtown? Is there any way to increase the number of housing units? The mix of commercial and residential uses may be ideal based on the needs of downtown Santa Rosa but I would be curious to learn how the developer settled on the current mix.

Thank you,  
Lauren

Attached please find the referral form and project information for the proposed project located at 528 B St. in Santa Rosa, File No. PRJ20-005.

Please feel free to contact Andrew Trippel, City Planner at 707.543.3223 or [atrippel@srcity.org](mailto:atrippel@srcity.org) with any questions or comments.

Best,

**Michelle Montoya | Senior Administrative Assistant**

Planning & Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4645 | [mmontoya@srcity.org](mailto:mmontoya@srcity.org)



**From:** Patti and Joe DIETZEN  
**Sent:** Friday, September 18, 2020 8:31 AM  
**To:** [SMurray@srcity.org](mailto:SMurray@srcity.org) <[SMurray@srcity.org](mailto:SMurray@srcity.org)>  
**Subject:** The Flats at 528B Street

Ms. Murray,

We are writing to express our support for the development project known as the Flats at 528B Street.

We are residents of the St. Rose neighborhood across B Street from the project and have lived here since 1987. Our property has been in our family since the early 1900's and the Runyon Metzger property itself will celebrate its 150<sup>th</sup> anniversary next year.

We believe that new housing and additional commercial space are crucial for the vitality of the downtown area. We have reviewed the most recent development plans proposed by Tom Karsten and appreciate the changes made to the building's exterior finish and to the outdoor decks on units above B Street. The project, when built and occupied, will be a positive addition to the local neighborhood.

Our final comment is in regards to traffic along B Street and Healdsburg Ave. to the north. The posted speed limit is 25 mph but traffic consisting of automobiles and buses is frequently traveling in excess of that limit. With additional residential units and pedestrians along B St., the city of Santa Rosa needs to enforce the traffic laws.

Sincerely

Joe and Patti Dietzen  
535 B St.  
Santa Rosa, CA 95401  
[greg535b@msn.com](mailto:greg535b@msn.com)