

RESOLUTION NO. _____

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DECISION OF THE DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD TO DENY PRELIMINARY DESIGN REVIEW FOR DETURK WINERY VILLAGE LOCATED AT 806 DONAHUE STREET AND 8 W. 9TH STREET IN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 010-091-001 AND 010-091-007, FILE NUMBER PRJ16-012

WHEREAS, on November 5, 2015, the Cultural Heritage and Design Review Boards conducted the first of two Joint Concept Design Review meetings for the proposed DeTurk Winery Village project located at 806 Donahue Street and 8 W. 9th Street ("DeTurk Winery Village project" or "project"); and

WHEREAS, on February 24, 2016, a Neighborhood Meeting was held at the DeTurk Round Barn to introduce the conceptual project plans to the surrounding neighborhood; and

WHEREAS, on March 3, 2016, the Cultural Heritage and Design Review Boards conducted the second Joint Concept Design Review meeting at which point they provided direction, in terms of project design and materials, to the project applicant; and

WHEREAS, on April 19, 2016, the City Council adopted Resolution No. 28768 stating its Intention to Consider Vacation of Public Right-of-way for a 18,725 square foot area along the east side of Donahue Street, between W. 8th Street and W. 9th Street; and

WHEREAS, on May 24, 2016, the DeTurk Winery Village project applications were submitted to Planning and Economic Development; and

WHEREAS, on October 6, 2016, the Cultural Heritage and Design Review Boards of the City of Santa Rosa held a duly noticed public hearing to consider Preliminary Design Review for the project; and

WHEREAS, at that hearing on October 6, 2016, the Cultural Heritage and Design Review Boards of the City of Santa Rosa 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, at that hearing on October 6, 2016, the Design Review Board cited thirteen (13) action items and the Cultural Heritage Board cited two (2) action items for the project. The meeting was continued to a date uncertain; and

WHEREAS, on November 3, 2016, the Cultural Heritage and Design Review Boards of the City of Santa Rosa held a duly noticed public hearing to further consider Preliminary Design Review for the DeTurk Winery Village project; and

WHEREAS, at that meeting on November 3, 2016, the Cultural Heritage and Design Review Boards 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, at that meeting on November 3, 2016, the Cultural Heritage and Design Review Boards 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, denied Preliminary Design Review; and

WHEREAS, on November 10, 2016, an appeal, filed by the applicant, Richard Deringer, of the DeTurk Winery Village project, was submitted to the City Clerk; and

WHEREAS, on January 31, 2017, the Council of the City of Santa Rosa, held a duly noticed public hearing to consider the appeal application; and

WHEREAS, 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, the Council makes the following finding:

- A. The architectural design of the proposed development is not compatible with the character of the surrounding neighborhood.
- B. The design of the proposed development will not provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa does hereby deny the appeal and upholds the decision of the Design Review Board and Cultural Heritage Board to deny Preliminary Design Review for the DeTurk Winery Village project.

IN COUNCIL DULY PASSED this 31st day of January, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM:

Interim City Attorney