

RESOLUTION NO. RES-2020-043

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA GRANTING AN APPEAL AND APPROVING A LANDMARK ALTERATION PERMIT FOR CARPENTER URBAN COTTAGES, LOCATED AT 715 TUPPER STREET & 25 RAE STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 009-201-004, -009, FILE NUMBER LMA15-013

WHEREAS, at its meeting on September 4, 2019, 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, at that meeting on September 4, 2019, 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 denied the Landmark Alteration Permit; and

WHEREAS, on September 16, 2019, an appeal, filed by David Carpenter, the project applicant of the Carpenter Urban Cottages project, was submitted to the City Clerk; and

WHEREAS, on March 3, 2020, the Council 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 does find and determine the following:

- A. The proposed project is consistent with the General Plan in that the changes implement Goal HP-B to preserve Santa Rosa's historic structures and neighborhoods by ensuring that any new construction is compatible with the character of the structure and the neighborhood.

The proposed changes include demolishing a detached 325-square-foot rear accessory structure, and constructing four multi-family units, connected by covered carports, behind an existing 821-square-foot dwelling.

- B. The proposed project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation in that the project will not alter the existing contributing residential structure, and the new cottage-style units, with siding, gabled roof and porch are in keeping with the existing cottage-style residence.
- C. The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties, in that the proposed cottage-style units are in keeping with the nearby contributing structures. They will be clad in siding, and have a gabled roof and porch that are reminiscent of the cottage-style residence.
- D. Granting the Landmark Alteration Permit for the Carpenter Urban Cottages would not constitute a nuisance or be injurious or detrimental to the public interest, health,

safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

WHEREAS, the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and as proposed is considered to qualify for a Class 32 categorical exemption pursuant to Section 15332, in that:

- The project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes a four multi-family units at 17 units per acre.
- The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses.
- According to the City's maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Specifically, the project was reviewed by City staff and any potential impacts will be mitigated by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan.
- The site can be adequately served by all necessary utilities and public services; and

WHEREAS, it has further been determined that 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). This determination is based on the flat nature of the site which is substantially surrounded by development.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa does hereby grant the appeal and approve the Landmark Alteration Permit subject to the following conditions:

1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated received by the City of Santa Rosa on July 23, 2019.
2. Should excavation for basements or any other form of deep trenching, as identified by City staff, be included in this project, a credentialed archaeological monitor shall be retained by the project sponsor to be present during the initial excavation.
3. If archaeological resources are uncovered, all work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the project sponsor to investigate the find and make recommendations as to the treatment and handling of those resources. Prehistoric archeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects;

- milled and split lumber and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).
4. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
 5. All conditions described in Engineering Development Services Exhibit “A” dated June 13, 2019, attached herewith and incorporated herein.
 6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

IN COUNCIL DULY PASSED this 3rd day of March, 2020.

AYES: (6) Mayor Schwedhelm, Council Members Dowd, Olivares, Rogers, Sawyer, Tibbetts

NOES: (0)

ABSENT: (1) Vice Mayor Fleming

ABSTAIN: (0)

ATTEST: _____
City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit A – Engineering Development Services Exhibit “A”