

CITY OF SANTA ROSA  
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
 STAFF REPORT FOR JOINT CONCEPT REVIEW WITH THE  
 CULTURAL HERITAGE AND DESIGN REVIEW BOARDS  
SEPTEMBER 7, 2022

**PROJECT TITLE**

Clark's Corner

**APPLICANT**

Michael Clark, on behalf of Greg Clark

**ADDRESS/LOCATION**120 5<sup>th</sup> Street**PROPERTY OWNER****ASSESSOR'S PARCEL NUMBER**

010-074-001

**FILE NUMBER**

PRJ22-016 (LMA22-013 &amp; DR22-032)

**PROJECT SITE ZONING**SMU-H (Station Mixed Use, within the  
Historic combining district)**GENERAL PLAN DESIGNATION**

Station Mixed Use

**APPLICATION DATE**

July 27, 2022

**APPLICATION COMPLETION DATE**

July 27, 2022

**PROJECT PLANNER**

Susie Murray

**RECOMMENDATION**

Provide comments &amp; recommendations

**PROPOSAL**

The applicant is proposing to construct four additional stories of housing, comprised of studio, one- and two-bedroom units, 35 dwelling units in all, above the existing Tocchini Building in Railroad Square. Pursuant to Zoning Code [Chapter 20-58](#), Design Review is required for any project 10,000-square feet or larger that is within the -H (Historic) combining district. Pursuant to Section 20-58.060(C)(3)(a), concept review shall be conducted in a joint meeting of the CHB and DRB. The purpose of the concept review is to provide the applicant, staff, and boards with clear design direction:

- The CHB shall identify the character defining elements of the historic district and surrounding neighborhood; and

## ITEM NO. 8.1

- The DRB shall provide direction for design elements consistent with the Design Guidelines and applicable specific plans.

### **REQUIRED ENTITLEMENTS:**

Design Review – Because the project site is within the -H combining district, it is not eligible for reduced review authority review; the Design Review Board will hold a public hearing prior to acting on this entitlement.

Landmark Alteration Permit – The Cultural Heritage Board will hold a public hearing prior to taking action on this entitlement.

### **ATTACHMENTS**

- Attachment 1: Disclosure Statement
- Attachment 2: Neighborhood Context and Location Map
- Attachment 3: Design Narrative, prepared by Michael Clark, dated stamped received August 31, 2022
- Attachment 4: Conceptual Plan Set, prepared by Michael Clark, dated stamped received August 31, 2022
- Attachment 5: Historic Evaluation, Artisan-Architecture, dated August 26, 2016
- Attachment 6: Renderings & Existing Site Photos
- Attachment 7: Public Correspondence