

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

SEPTEMBER 15, 2022

PROJECT TITLE

Clark's Corner

APPLICANT

Michael Clark, on behalf of Greg Clark

ADDRESS/LOCATION120 5th Street**PROPERTY OWNER****ASSESSOR'S PARCEL NUMBER**

010-074-001

FILE NUMBER

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

PROJECT SITE ZONINGSMU-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 & 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 DRB shall provide direction for design elements consistent with the Design Guidelines and applicable specific plans; and
- The CHB shall identify the character defining elements of the historic district and surrounding neighborhood.

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