

Garage with ADU

LMA23-007

628 Wheeler Street

December 21, 2023

Kristinae Toomians, Project Planner
Planning and Economic Development

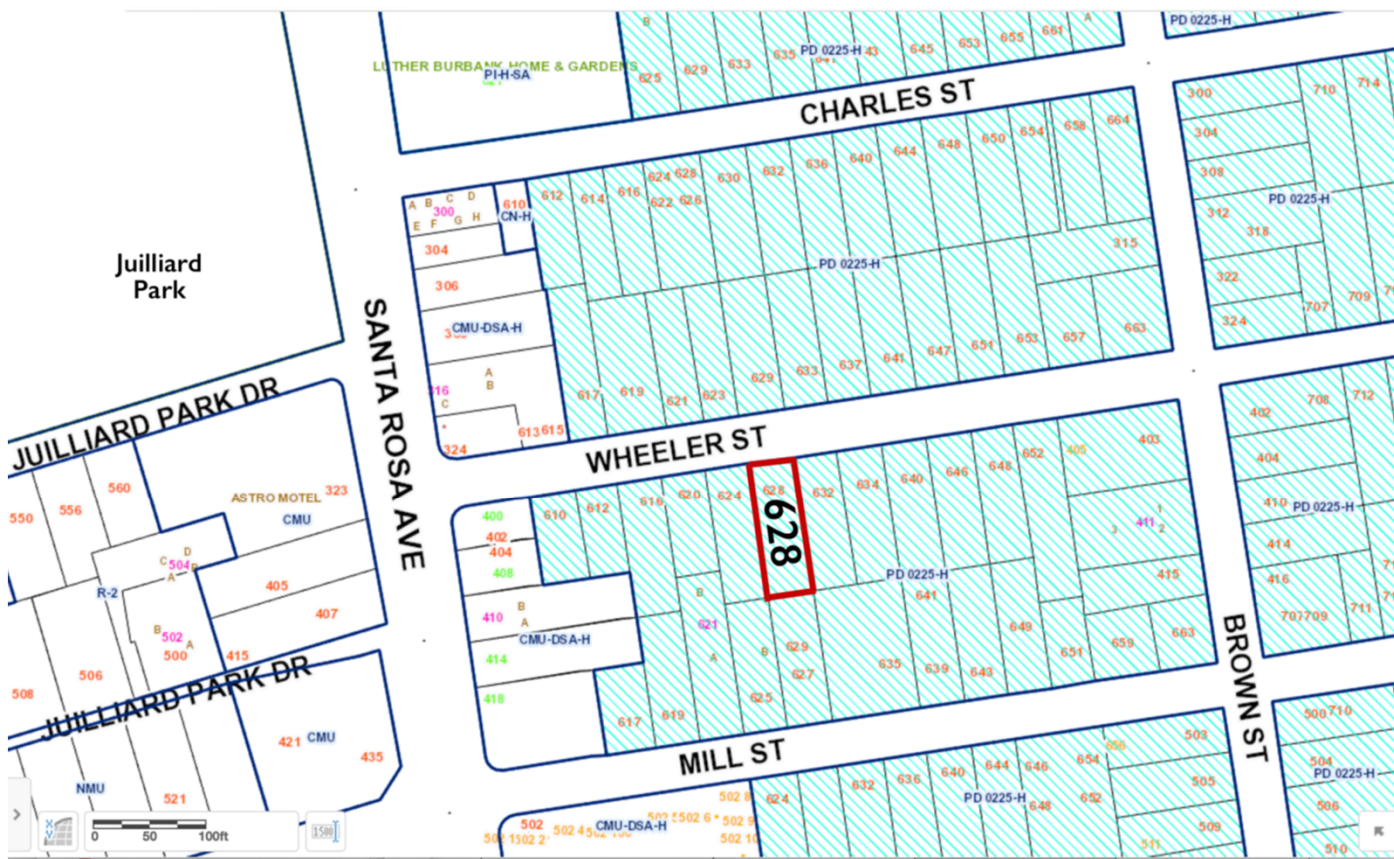
Aerial View 628 Wheeler



Street View 628 Wheeler



Neighborhood Context

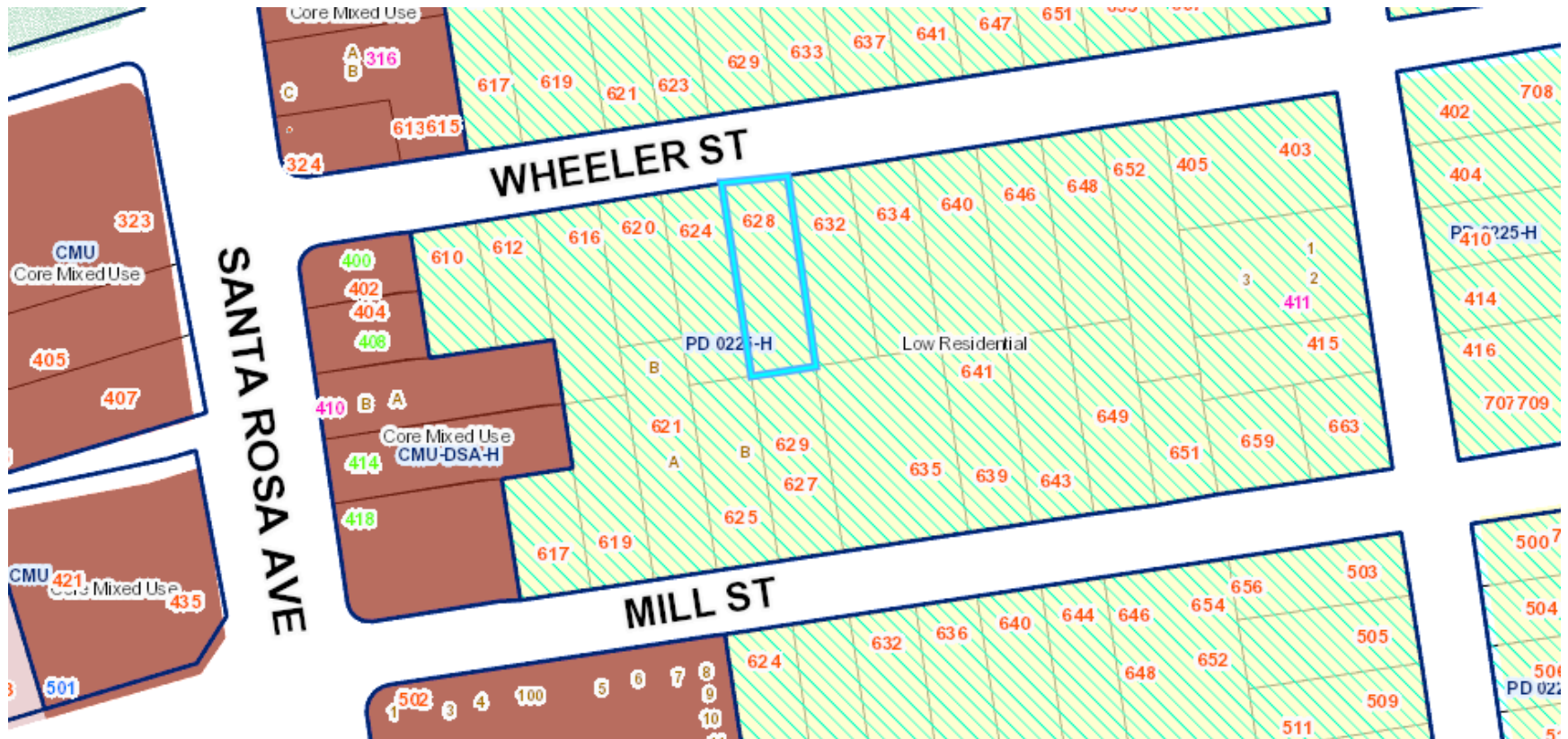


WILLIAMS ADU
628 WHEELER STREET, SANTA ROSA, CA 95404
NEIGHBORHOOD CONTEXT MAP

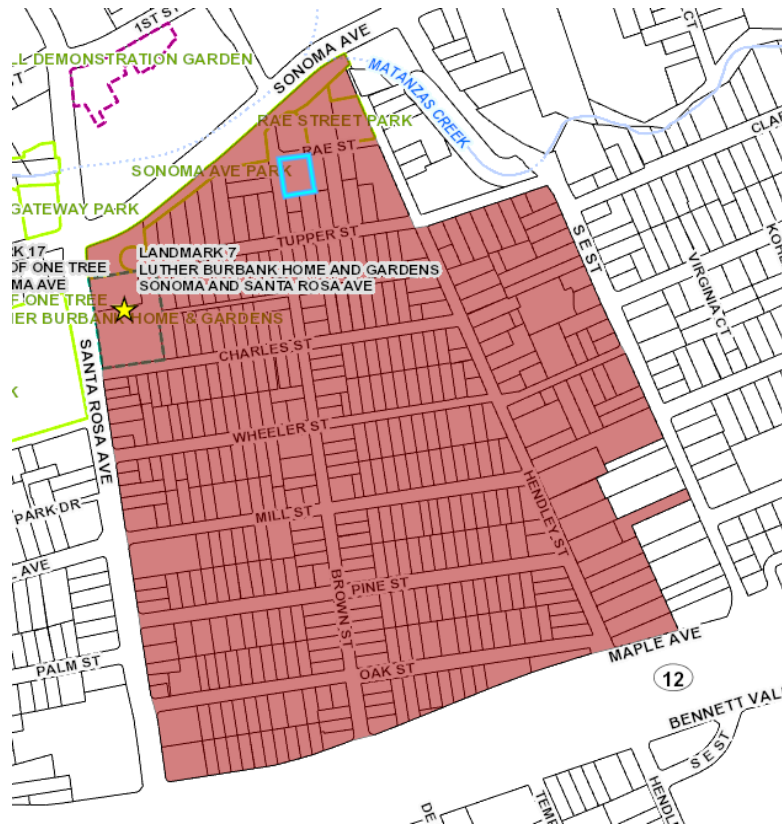
Neighborhood Context



General Plan & Zoning



Burbank Gardens Neighborhood Preservation District



- Typical lots are narrow, generally measuring 40 to 50 feet. Houses generally follow a similar front setback on any given block face and front stoops or small porches create clearly defined entries with orientation to the street. Front yard fencing is generally three-foot tall picket fencing if any at all. Small front yards include informal landscaping. Single car garages are located at the rear of property, often on a side property line with narrow driveway access.

Street View 628 Wheeler



- Contributor
- Tudor Revival
- 1931 (estimate)



EXISTING NORTH ELEV.



EXISTING WEST ELEV.

am's Δ O^{IV} 628 Wheeler Street, O^{IV} O^{IV}

A photograph of a small, weathered wooden shed with a thatched roof. The shed is surrounded by trees and a large black plastic container is in the foreground. The ground is covered in dry leaves and mulch.

DEMOLITION EAST ELEV.



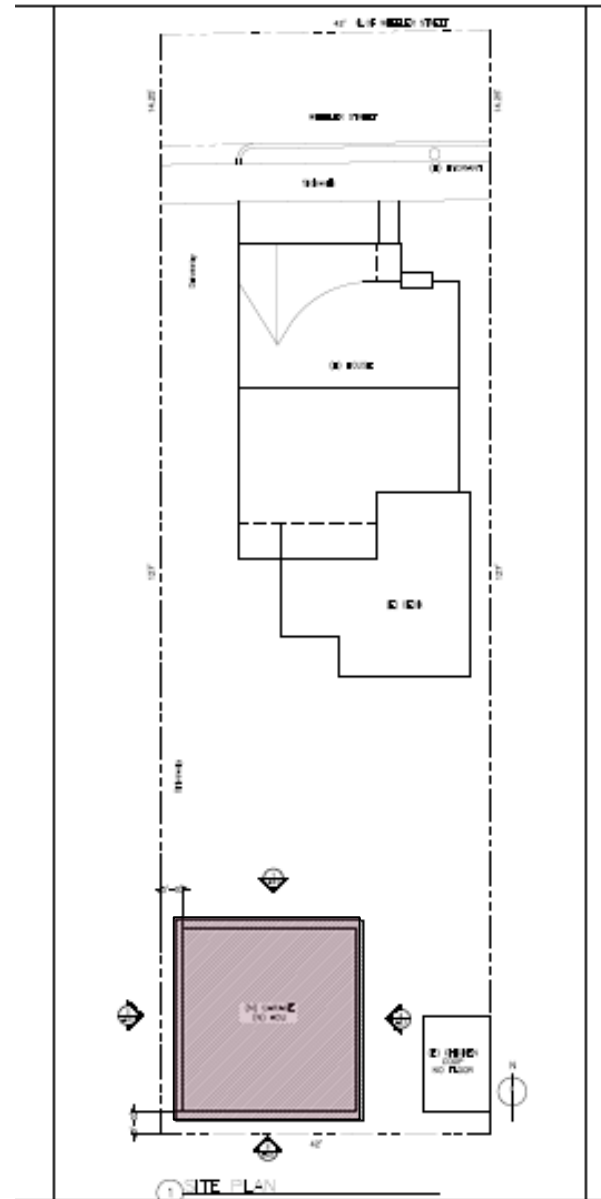
DEMOLITION



DEMOLITION

am's  888 Wheeler Street, 95404

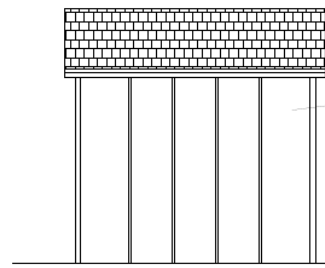
City of
Santa Rosa
Site Plan



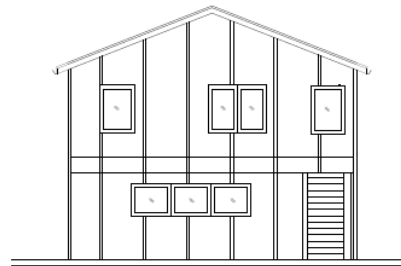
Elevations



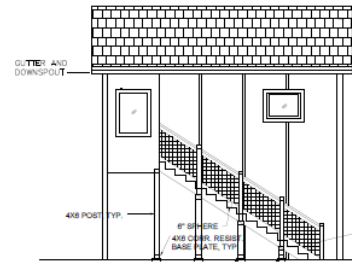
1 NORTH ELEVATION



2 WEST ELEVATION

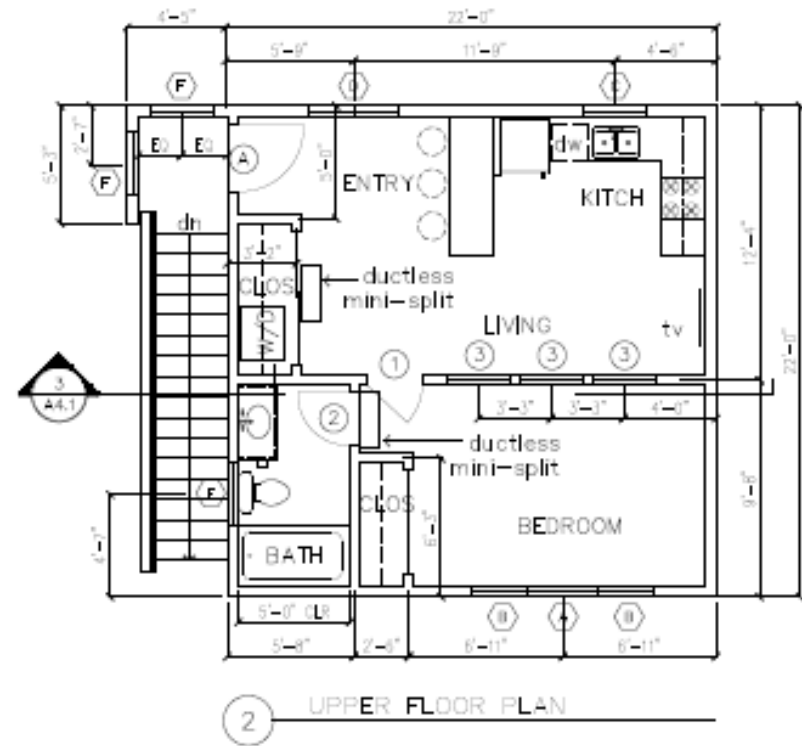
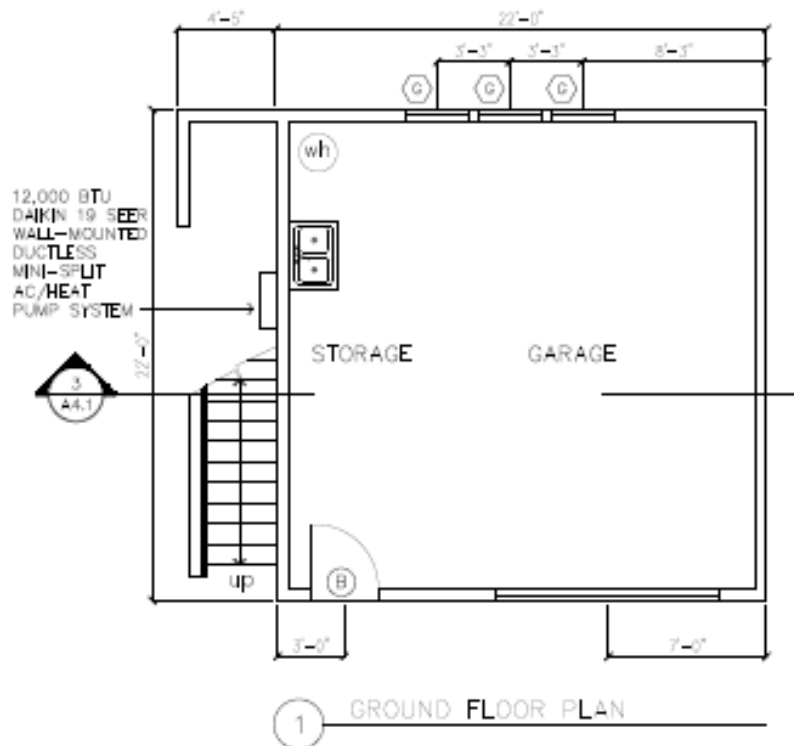


3 SOUTH ELEVATION



4 EAST ELEVATION

Floor Plans



Burbank Gardens Neighborhood

- District character. The Burbank Gardens Preservation District is a fairly homogenous district of small single-family homes, predominately Bungalows representing the bulk of development that occurred in the 1920s and 1930s with a mix of other architectural as shown below, as well as some duplexes, apartment buildings, small commercial buildings and Burbank Home and Gardens.
- Houses are generally single-story with some exceptions found in the northern portion of the district, closer to Santa Rosa Creek. Architectural detailing is minimal and simple. Double hung wood windows are common.
- Typical lots are narrow, generally measuring 40 to 50 feet. Houses generally follow a similar front setback on any given block face and front stoops or small porches create clearly defined entries with orientation to the street. Front yard fencing is generally three-foot tall picket fencing if any at all. Small front yards include informal landscaping. Single car garages are located at the rear of property, often on a side property line with narrow driveway access.

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 – New Construction or Conversion of Small Structures in that the proposal involves a new detached garage and accessory dwelling unit.

- There are no unresolved issues as a result of staff review.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a Minor Landmark Alteration Permit to allow the demolition of an existing detached garage and the construction of a new detached garage and accessory dwelling unit above, at 628 Wheeler Street.

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