

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR CULTURAL HERITAGE BOARD
June 7, 2017

PROJECT TITLE

Urban Cottages

APPLICANT

Alima Silverman; David Carpenter

ADDRESS/LOCATION

715 Tupper Street; 25 Rae Street

PROPERTY OWNER

David Carpenter

ASSESSOR'S PARCEL NUMBER

009-201-004; 009-201-009

FILE NUMBER

LMA15-013

APPLICATION DATE

August 18, 2015

APPLICATION COMPLETION DATE

June 20, 2016

REQUESTED ENTITLEMENTS

Concept Review

FURTHER ACTIONS REQUIRED

Landmark Alteration Permit; Building Permits

PROJECT SITE ZONING

PD 0225-H (Planned Development,
Historic Combining District)

GENERAL PLAN DESIGNATION

Medium Density Residential

PROJECT PLANNER

Patrick Streeter

RECOMMENDATION

N/A

For Cultural Heritage Board Meeting of: June 7, 2017

CITY OF SANTA ROSA
CULTURAL HERITAGE BOARD

TO: CHAIR DE SHAZO AND MEMBERS OF THE BOARD
FROM: PATRICK STREETER, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: URBAN COTTAGES LANDMARK ALTERATION PERMIT
AGENDA ACTION: CONCEPT REVIEW

EXECUTIVE SUMMARY

The project proposed construction of four residential cottages over two lots at 715 Tupper Street and 25 Rae Street. The Tupper Street parcel is currently developed with an 821 square-foot single-family home, built in vernacular style in 1906. The project does not propose changes to the existing primary structure. The Rae Street parcel is vacant. A component of the project will be to improve Rae Street with pavement and curb, gutter, and sidewalk.

BACKGROUND

1. Project Description

The project proposes to construct four residential cottages on two adjacent parcels at 25 Rae Street and 715 Tupper Street. Each cottage will have approximately 576 square feet of floor area divided into four rooms. Attic space will be accessible via a pull-down ladder. The cottages are designed to be universally accessible, with no steps at the entry way and appropriately sized door clearances. The project parcels will include separate parking and outdoor space for each of the cottages as well as the existing house, which will not be altered as part of this project.

Access to the units will be provided via the existing driveway on Tupper Street as well as through the paving and improvement of Rae Street. An existing shed will be demolished and several trees will be removed, including three of five coast live oaks and one eucalyptus, which will be mitigated for in accordance with the City's tree ordinance.

The project is located within the Burbank Gardens preservation district. The district is characterized by modest, single-family homes, which are predominately bungalows. The period of significance for the district is identified in the Zoning Code as 1875 to 1940s.

2. Surrounding Land Uses

North: Unimproved Rae Street; Rae Street Park

South: Single-family homes
East: Single-family home with accessory dwelling unit; parking facility
West: Single-family homes

The project site is located in a predominately residential area and surrounded on three sides by single-family development. An unimproved section of Rae Street abuts the northern boundary of the project site and Rae Street Park, a public park with pedestrian connections to Sonoma Avenue is located to the north. Tupper Street is primarily occupied by single-story bungalow houses, with a few two-story or raised structures. To the east is a surface parking facility associated with the Bethlehem Towers affordable development beyond.

3. Existing Land Use – Project Site

The project site is divided into two parcels which were originally part of a larger parcel that extended from Tupper Street to Matanzas Creek. The Tupper Street parcel is developed with a single-story, 821 square-foot single-family cottage. A single-room accessory structure is located in the rear of the property. The Rae Street parcel is vacant and contains several ornamental and fruit trees in addition to a large eucalyptus.

4. Project History

On September 5, 2007, the Cultural Heritage Board reviewed a proposed triplex for the project site as a concept item. The item returned to the Board on February 20, 2008, for additional concept review.

On January 2, 2013, the Department of Planning and Economic Development received applications proposing construction of four new units that would occupy the project parcels in addition to the existing house on Tupper Street (Urban Cottages).

On January 13, 2014, the original Urban Cottages applications were withdrawn.

On August 18, 2015, a new Landmark Alteration Permit application for the Urban Cottages project was received by Planning and Economic Development.

On October 28, 2015, a Notice of Application was mailed to property owners in the vicinity of the project site.

On March 17, 2016, following discussions with the Fire Department, Department of Recreation and Parks, and Planning and Economic Development Department, primarily concerning the improvements proposed to Rae Street, draft conditions of approval were finalized.

ATTACHMENTS

Attachment 1 - Disclosure Form
Attachment 2 - Project Plan Set

CONTACT

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