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RESOLUTION NUMBER [To be entered by Secretary after Adoption]

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR CARPENTER URBAN COTTAGES, LOCATED AT 725 TUPPER & 25 RAE STREETS IN THE BURBANK GARDENS HISTORIC PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 009-201-004, -009, FILE NUMBER LMA15-013

WHEREAS, on August 7, 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, 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 offered at said hearing 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:

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- 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.
- The project was reviewed by City agencies and 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.

NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request 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. Patched openings shall match identically existing adjacent siding.
3. 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.
4. Obtain a building permit for the proposed project.
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.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 7th day of August, 2019, by the following vote:

AYES: ()
NOES: ()
ABSTAIN: ()
ABSENT: ()

APPROVED: _____

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Casey Edmondson, Chair

ATTEST:

Kristinae Toomians, Secretary