



City of Santa Rosa

City Hall, Council Chamber
100 Santa Rosa Ave
Santa Rosa, CA 95404

Cultural Heritage Board Regular Meeting Minutes - Draft

Wednesday, September 4, 2019

2:30 PM

1. 2:30 PM CALL TO ORDER AND ROLL CALL (COUNCIL CHAMBER)

Chair Edmondson called the meeting to order at 2:45 p.m.

Present 4 - Chair Casey Edmondson, Board Member Mark DeBacker, Board Member Laura Fennell, and Board Member Brian Meuser

Absent 1 - Board Member John McHugh

2. APPROVAL OF MINUTES

The August 21, 2019 Minutes were approved as submitted.

3. BOARD BUSINESS

Chair Edmondson read aloud the Statement of Purpose.

Chair Edmondson announced new Board Member, Brian Meuser.

Board Member Meuser introduced himself to the Board and public.

4. PUBLIC COMMENT

Chair Edmondson opened public comments at 2:48 p.m.

Sher Ennis welcomed Board Member Meuser, and explained that the permit process is extremely difficult for applicants in Historic districts.

Chair Edmondson closed public comments at 2:50 p.m.

5. STATEMENTS OF ABSTENTIONS

There were no statements of abstention.

6. SCHEDULED ITEMS

- 6.1 CONTINUED PUBLIC HEARING - LANDMARK ALTERATION - CARPENTER URBAN COTTAGES, EXEMPT PROJECT - LANDMARK ALTERATION - 25 RAE ST - LMA15-013

BACKGROUND: Proposal to demolish a detached 325-square-foot rear accessory structure, and construct two pairs of duplex units, connected by covered carports, behind an existing 821-square-foot dwelling, located within the Burbank Gardens Preservation District.

Project Planner: Toomians

ex parte disclosures:

Board Member Debacker visited the site, but not since the last meeting.

Board Member Fennell visited the site, but not since the last meeting.

Chair Edmondson visited the site.

Senior Planner Toomians gave the staff report and answered Board Members' questions.

Meeting went into Recess at 2:58 p.m. for City Attorney to confer with a Board Member.

Board Member Fennell announced that she was on Burbank Gardens Neighborhood Association but would have no conflict in reviewing the project, as she never saw the project previously, while on the Neighborhood Association.

Meeting Reconvened

Architect Alima Silverson gave a presentation.

Applicant David Carpenter gave a presentation.

Chair Edmondson opened the public hearing at 3:17 p.m.

Marlene Russell - Expressed concerns regarding parking and traffic flow.

Steve Stourel - 713 Tupper St - Did not get notified of hearing; expressed concerns regarding project height, visual impact, shade, parking impacts, orientation of Rae Street unit to park, and lack of transparency by project owner regarding parking and actual number of stories. The Kennedy report misrepresents the project. The proposed height is not historic.

Katheryne Stoural - 713 Tupper St - Did not receive mail notification, nor did many neighbors. Concerned regarding project height, visual impact, rooflines, orientation of structures on the lot, 5-foot setbacks, visibility, parking. The unit on Rae Street does not have a front door facing the street.

Proposed parking is deficient, and there is no immediate street parking in front of the project. The Kennedy report misrepresents the project. The proposed project has gotten taller over time. Asked if dormers can be removed, as they are not true second stories.

Lucas Gilbert - 715 Tupper St - Expressed concern regarding the size of the project. The public hearing sign was installed a week ago.

A neighbor (715 Tupper St) spoke regarding concerns about space and the size of the project.

John Sabatino - 726 Tupper St - Opposed the project, lives across street. Kennedy report is misleading. The project orientation will open up a direct thoroughfare for problems from Rae Park. He expressed concerns regarding traffic, parking, project height, historic preservation. The project is about making money and not preserving the neighborhood.

Ann Caro - 710 Tupper St - The attics will be used as second units. Concerned re parking, which is already scarce; weekends are not covered by parking permit, so there is no parking on weekends. Expressed concerns re: project height; Upper windows will look into neighbors' back yards.

Sher Ennis - West End Historic District - Concern re zoning issue and project height; The buildings are clearly 2-story units; the minimum 10-foot setback will not be met if they are used as 2-units, since the buildings would already be there. Owner needs to understand long-term consequences.

Chair Edmondson closed the public hearing at 3:38 p.m.

The Board and staff held a discussion to clarify

Chair Edmondson opened public comments at 4:05 p.m.

Katheryne Stoural expressed concern regarding parking, second-story windows looking into neighboring yards and homes, project height, lot lines, shade, and the modern style.

Steve Stoural expressed concern regarding windows in the dormers; attics are designed to be future living spaces. He expressed concerns re: setbacks, project height.

Timothy Welch - There is too much sprawl; we can either build up or out; in the future there may not be parking issues; there are homeless issues.

Sher Ennis - Disputed statement that roof pitch was designed for solar; if the roof pitch could be adjusted lower it would still leave space for storage & solar.

Chair Edmondson closed public comments.

Chair Edmondson called the Meeting to recess at 4:13 p.m.

Chair Edmondson called the meeting to order at 4:19 p.m.

The Board discussed the following: Reduction of height by 3 feet or more, to resemble a single-story structure and be in scale with existing home. Secured, translucent glazing on attic windows that face neighbors. Reduction of density to 15 units per acre. Possible rotation of the northern-most unit to face Rae Street to engage public space. Submittal of a professional historic structures report to staff.

A motion was made by Board Member DeBacker, seconded by Chair Edmondson, to approve: 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 AND 25 RAE STREETS IN THE BURBANK GARDENS HISTORIC PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 009-201-004, -009, FILE NUMBER LMA15-013. The motion failed by the following vote:

Yes: 2 - Chair Edmondson and Board Member DeBacker

No: 2 - Board Member Fennell and Board Member Meuser

Absent: 1 - Board Member McHugh

7. BOARDMEMBER REPORTS

Chair Edmondson reminded Board Members of mandatory State SB 1343 training (Preventing Workplace Sexual Harassment)

8. DEPARTMENT REPORTS

There were no Department reports.

9. ADJOURNMENT

Chair Edmondson adjourned the meeting at 4:59 p.m.