

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR CULTURAL HERITAGE BOARD
October 2, 2019

PROJECT TITLE

528 B Street Redevelopment

APPLICANT

Tom Karsten

ADDRESS/LOCATION

528 B Street

PROPERTY OWNER

Morrison Karsten Group

ASSESSOR'S PARCEL NUMBER

010-035-022

FILE NUMBER

LMA19-016

PROJECT SITE ZONING

CD-5-H-SA

GENERAL PLAN DESIGNATION

Retail and Business Services

APPLICATION DATE

July 29, 2019

APPLICATION COMPLETION DATE

July 29, 2019

PROJECT PLANNER

Andrew Trippel, City Planner

RECOMMENDATION

Provide recommendations

PROPOSAL

The project proposes redevelopment of an 8,400 square foot parcel improved with a 1-story office building into a 5-story mixed use office and multi-family residential building. The first floor would provide approximately 3,825 square feet of commercial office space, and floors 2-5 would offer 24 apartments. The dwelling units would include four (4) studio units, sixteen (16) 1-bedroom units, and four (4) 2-bedroom units, all with private balconies, ranging from 538-950 square feet.

Located within the Downtown Station Area Specific Plan boundary (Courthouse Square Sub-Area) and in the St. Rose Preservation District, the project is subject to additional regulations contained in Historic (-H) and Station Area (-SA) combining districts. Pursuant to Resilient City Measures codified in Zoning Code [Section 20-16.060 \(A\)](#), *Residential Component of a Mixed-Use Project* is a permitted use within the Downtown Commercial (CD) zoning district. In accordance with [Section 20-16.070 \(A\)\(2\)](#), the proposed project requires Major Design Review and Major Landmark Alteration Permit approvals. If the apartments are proposed as airspace condominiums, a Tentative Map would be required.

ATTACHMENTS

- Attachment 1 Disclosure Form
- Attachment 2 Location Map
- Attachment 3 Concept Project Description
- Attachment 4 Concept Design Narrative
- Attachment 5 Concept Plan Set

CONTACT

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