



Flats at 528 “B” Street

Design Review Landmark Alternation

528 B Street

November 23, 2020

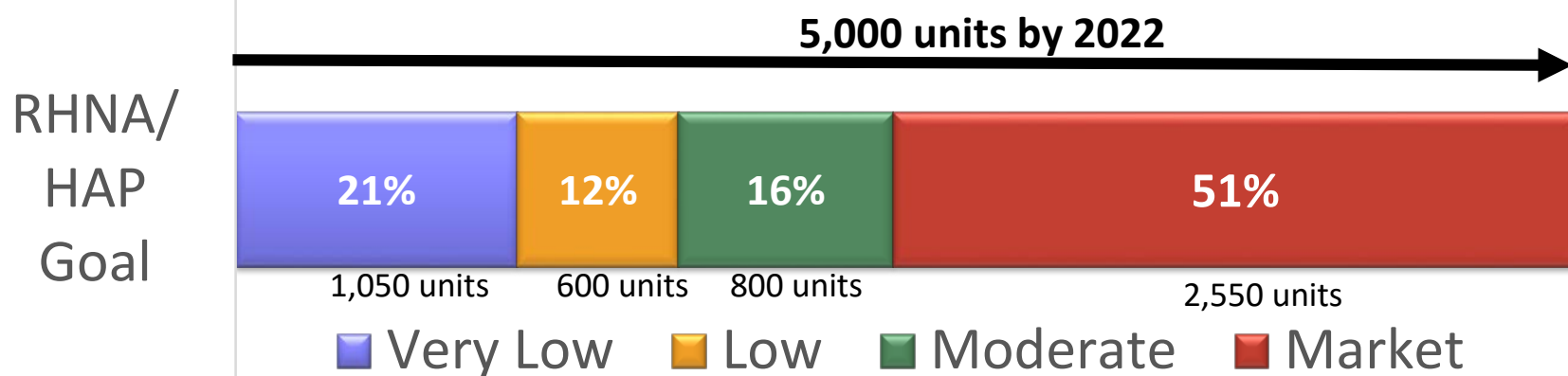
Susie Murray, Senior Planner
Planning and Economic Development

The Flats at 528 B Street

Project Description

- Mixed-use (permitted by right)
- Five-story
- Commercial space (ground level)
- 24 Residential Unit (2nd – 5th floors)
- Required Actions
 - Preliminary Design Review (final to staff)
 - Landmark Alteration

Housing Action Plan



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

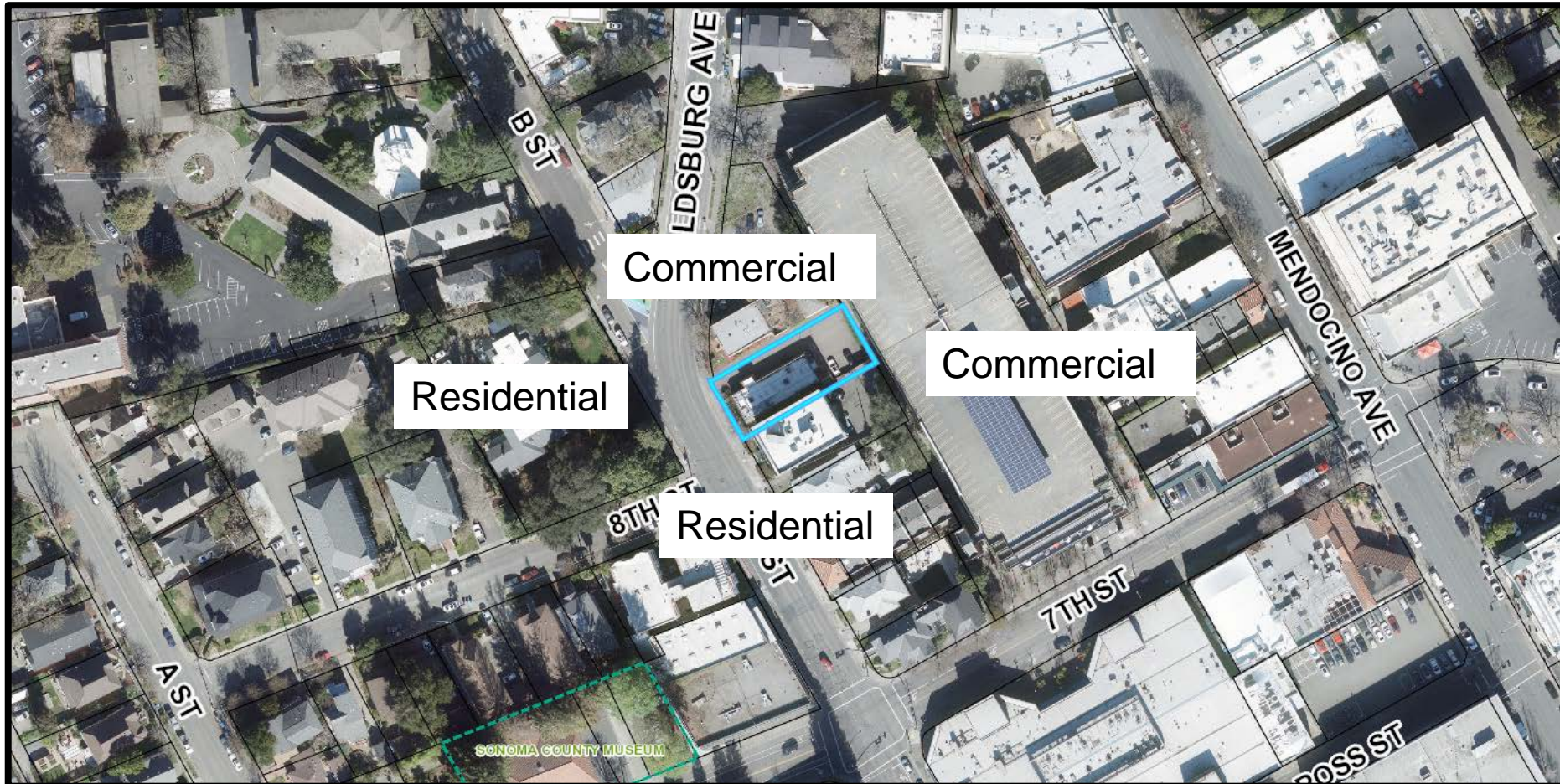
Flats at 528 B Street

Market Rate:
24 Units (0.9% of goal)

Project Address 528 B Street



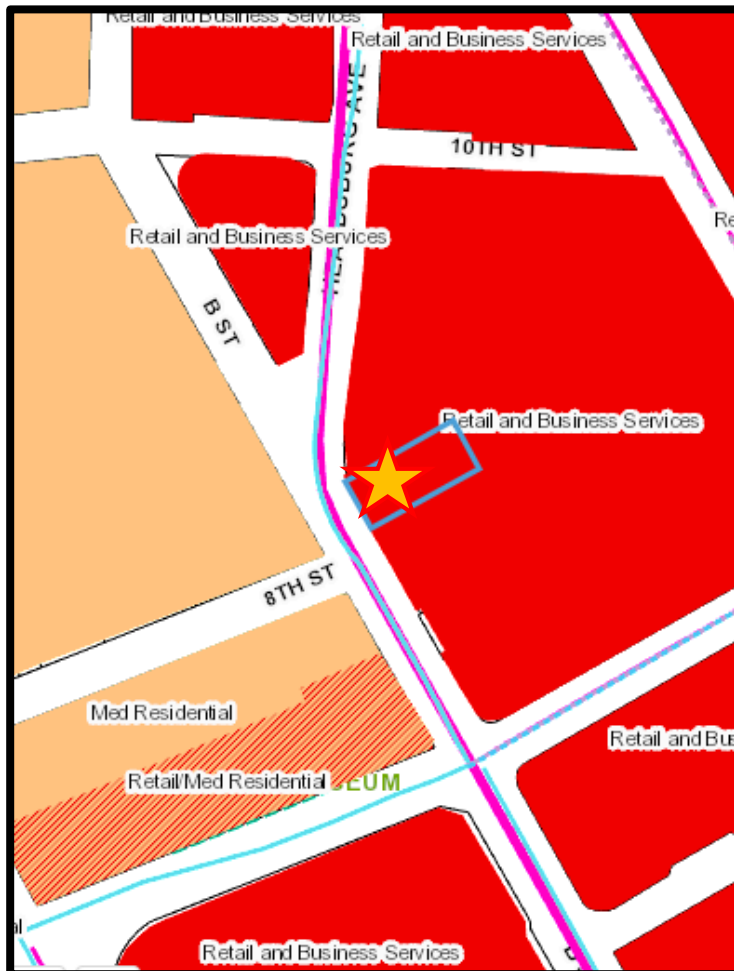
Neighborhood Context



- January 30, 2019 - Neighborhood Meeting
 - Six neighbors attended
- October 2, 2019 - Concept Review
- February 25, 2020 - Applications submitted
- July 1, 2020 - Revised plans submitted

General Plan & Zoning

Land Use: Retail & Business Services

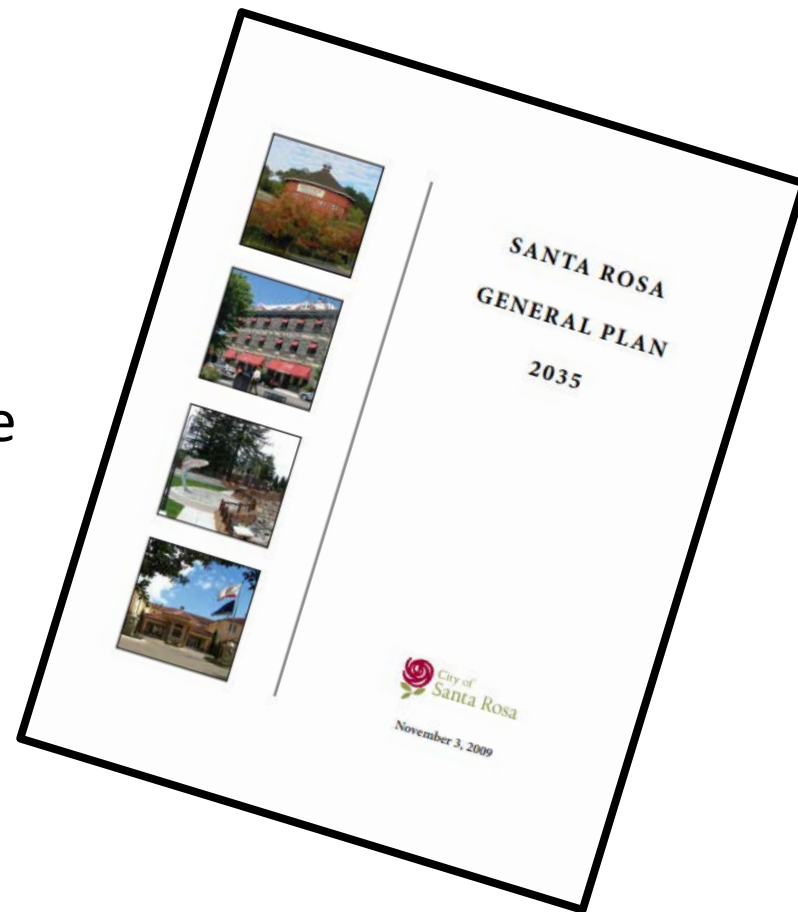


Zoning: CD-5-H-SA



Applicable Goals

- Meets the housing needs of Santa Rosa Residents
- Provides diversity in housing type
- Provides housing within walking distance of transit & shopping



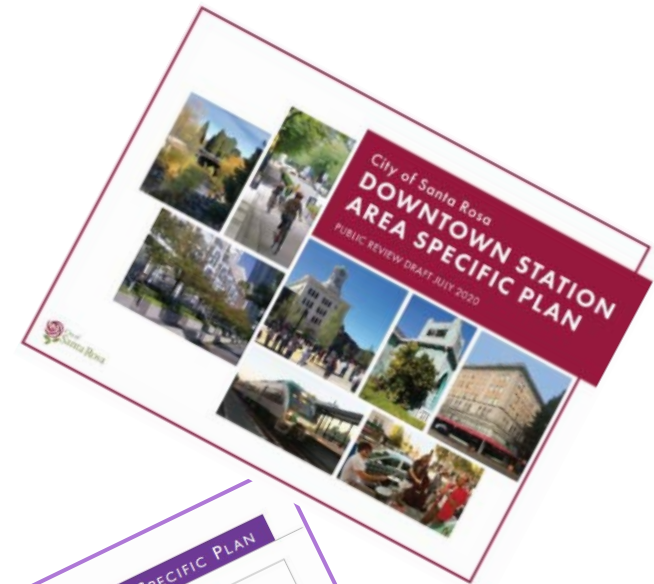
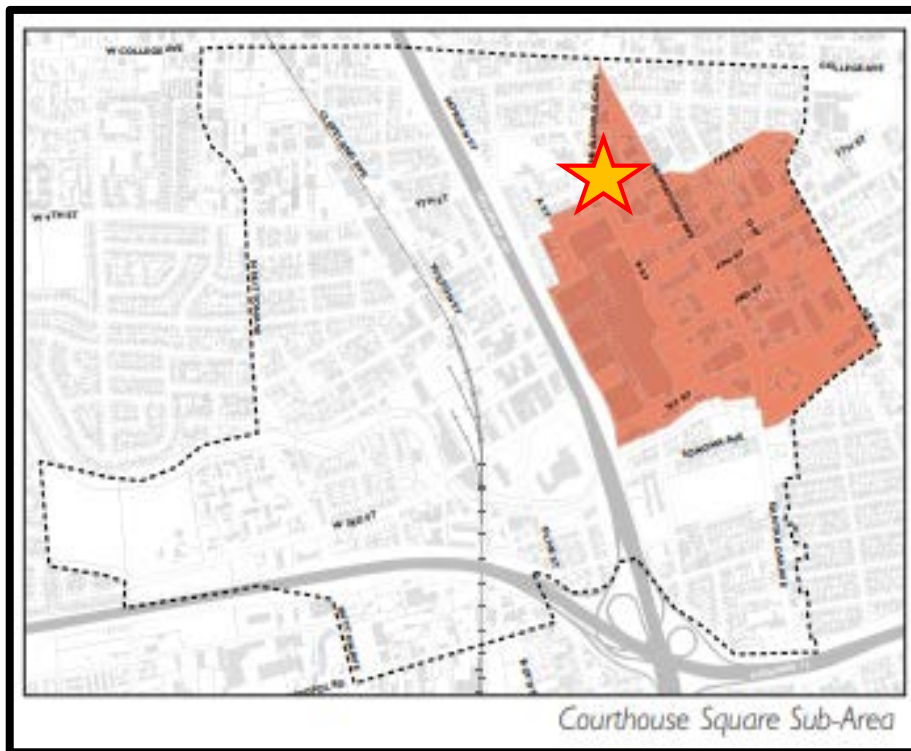
Applicable Standards

Feature	Requirement	Applicable Code Requirements	Comments
Lot Size	Not applicable	Zoning Code Table 2-8	Project complies
Allowable Density	No maximum	Zoning Code Table 2-8	Project complies
Front Setback	None allowed	Zoning Code Table 2-8	Supported by Specific Plan; the project complies
Side Setback	Five feet if adjacent to residential	Zoning Code Table 2-8	Project complies
Rear Setback	None required	Zoning Code Table 2-8	Project complies
Lot Coverage	Up to 100%	Zoning Code Table 2-8	Project complies
Building Height	Five stories	Zoning Code Table 2-19	Project complies
Landscaping		Zoning Code Chapter 20-34	Project complies
Parking		Zoning Code Chapter 20-36	100% Off-site parking; project complies



Station Area Combining District

Downtown Station Area (Courthouse Square Sub-Area)



Applicable Goals

- Ensure land uses that promote use of transit.
- Encourage variety in new housing development.
- Create identifiable places while seeking to preserve and enhance the character of existing neighborhoods within the Specific Plan area.
- Encourage development projects that will improve the quality of life in the Plan Area and draw new residents into the core of Santa Rosa.

Change in plans...

- B Street “Entryway” designation
- FAR (Floor Area Ratio)
- Building Height Limits
- Pending Zoning Code Ordinance



Design Guidelines

Goals & Policies

- Encourage dense development in the downtown station area.
- New buildings should be designed in such a way that they do not appear to have been built earlier than they were. This does not preclude the use of materials, scale, or massing found in older buildings.
- Integrate multifamily developments with surrounding neighborhoods as opposed to isolating this housing.
- Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials.
- Develop a sense of architectural continuity, but all elevations need not be identical.

Materials & Finishes



Design Review Required Findings

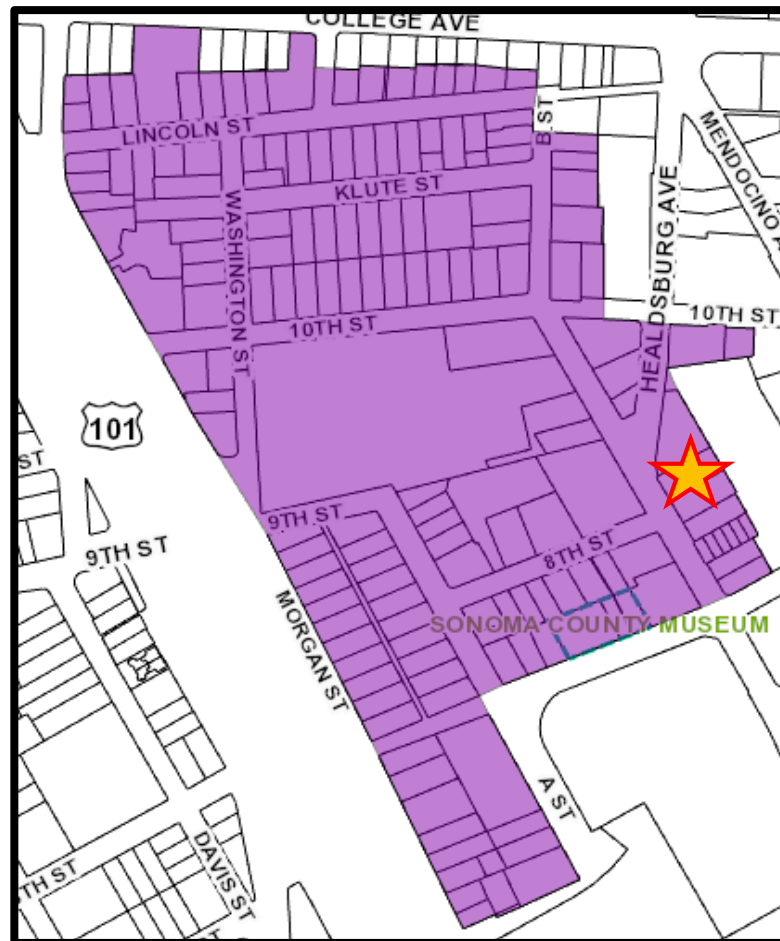
- The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).
- The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C).
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.

Design Review Required Findings (Continued)

- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood.
- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained.
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

St. Rose Preservation District

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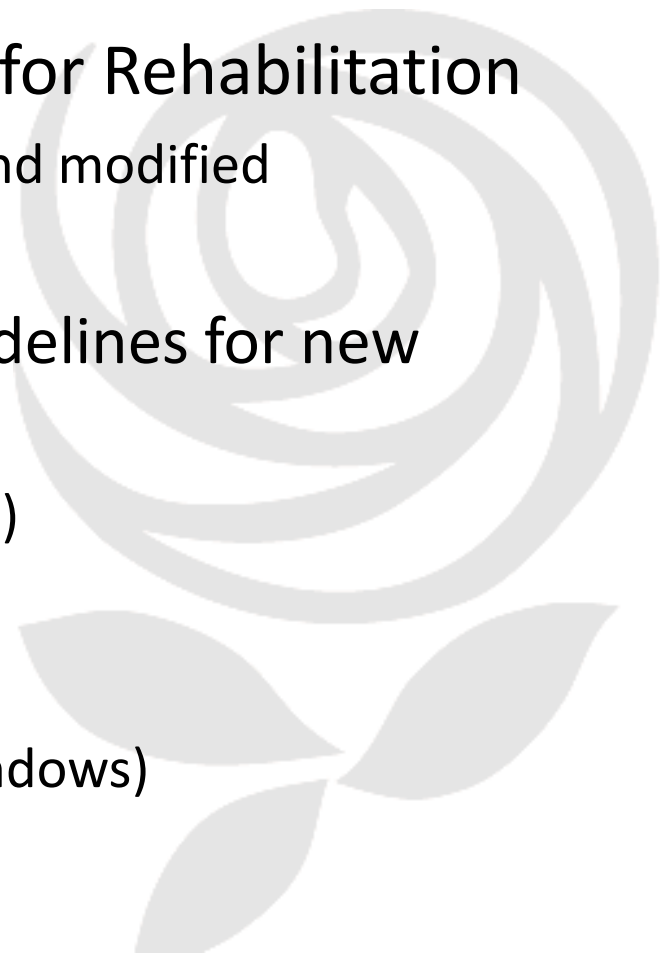
Secretary of the Interior's Standards for Rehabilitation

- Applicable to buildings being retained and modified

Processing Review Procedures

(for owners of historic properties) - Guidelines for new development

- Contemporary design (should not mimic)
- Existing structures inform design
- Compatible height & similar proportion
- Rhythm along streetscapes (doors & windows)
- Exterior materials & roof shape



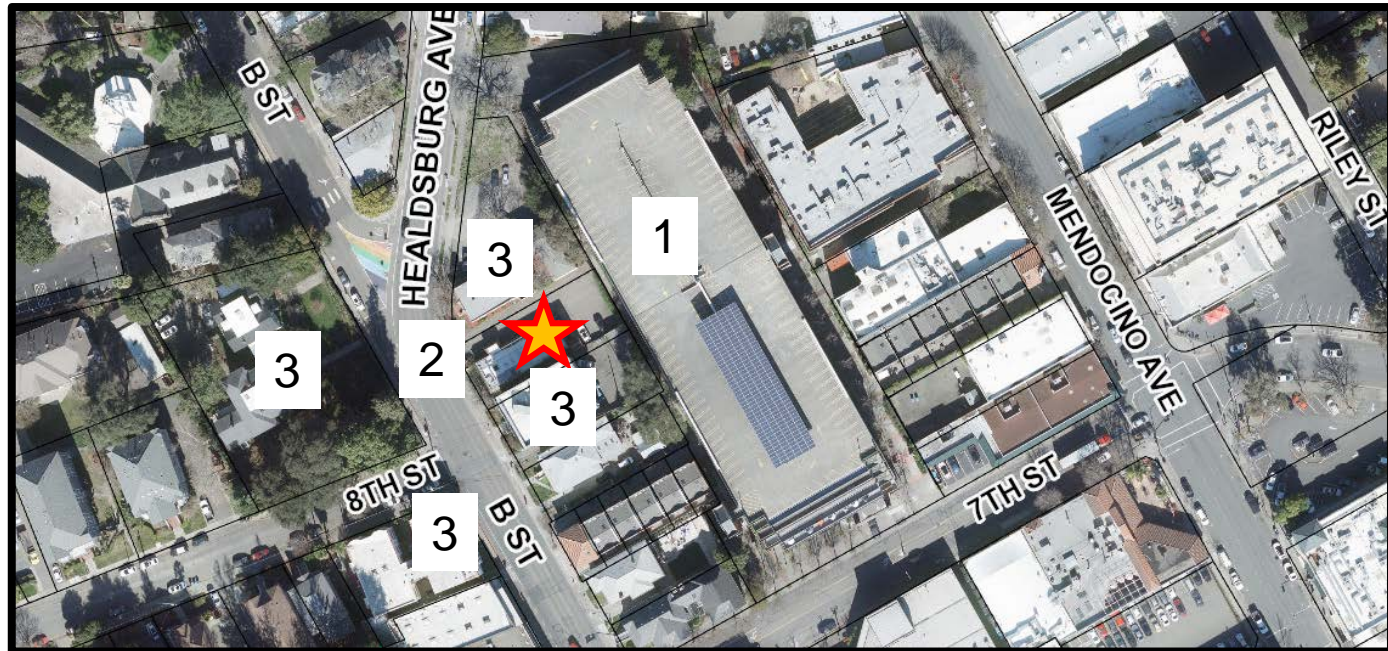
Landmark Alteration Review Considerations

- The consistency, or lack thereof, of the proposed change with the original architectural style and details of the building;
- The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures;
- The consistency and/or compatibility of the proposed colors, textures, materials, fenestration, decorative features and details with the time period of the building's construction, and/or adjacent structures;

Landmark Alteration Review Considerations & Required Finding

- Whether the proposed change will destroy or adversely affect an important architectural feature or features;
- The Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision); and
- **Special Finding:** The increased height does not detract from the character of the preservation district or any adjacent contributing properties.
 - Building design incorporates character-defining elements from nearby structures;
 - Site design includes an open space area separating it from the single-story structure to the north;
 - Street designated as “Entryway” street type;
 - Screens the view of the parking garage; and
 - Shadow study indicates minimal impacts.

Neighboring Structures



Key elements for consideration:

1. Five-story garage structure
2. Entryway street-type
3. Nearby contributors to the district

Existing & Proposed Development

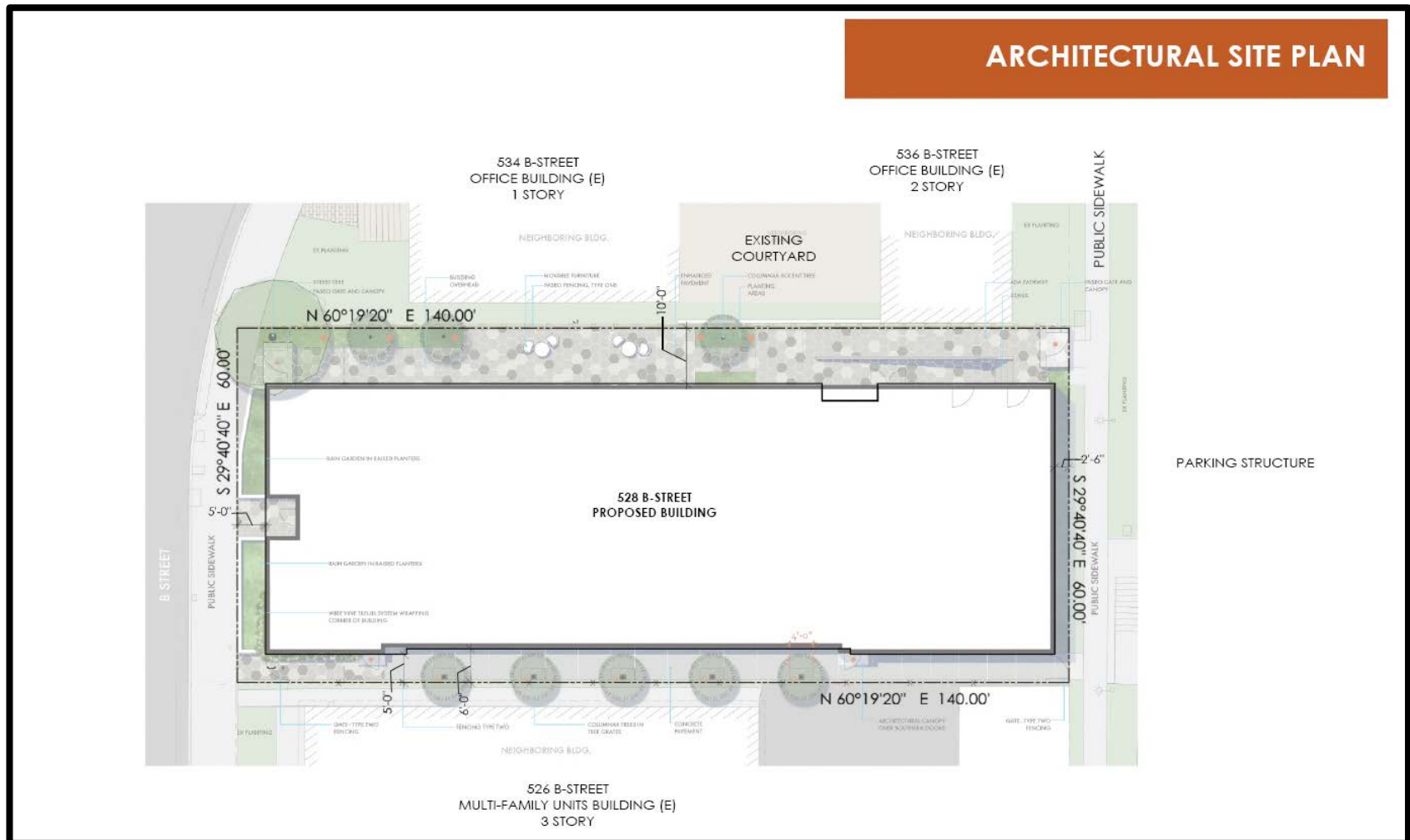


Existing



Proposed

Site Plan Flats at 528 B Street



Environmental Review

California Environmental Quality Act (CEQA)

Found in compliance with CEQA:

- Section 15183 – Consistent with General Plan for which an EIR was certified by Council in 2009;
- Section 15332 – As infill Development
 - Consistent with General Plan & Zoning
 - Is within City limits & less than five acres
 - Not considered suitable habitat
 - All services are available
 - Would not result in significant impacts (air quality, water quality, traffic or noise)

Public Comments

- Concerns about height; and
- Support of the project

No unresolved issues



It is recommended by the Planning and Economic Development Department that the Design Review Board and Cultural Heritage Board:

- adopt a resolution granting Preliminary Design Review.

It is further recommended by the Planning and Economic Development Department that the Cultural Heritage Board:

- adopt a resolution approving the Landmark Alteration Permit.

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