

# City of Santa Rosa



## Legislation Details

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**File #:** 20-0193      **Version:** 1      **Name:** Carpenter Cottages  
**Type:** CC- Public Hearing      **Status:** Agenda Ready  
**File created:** 2/10/2020      **In control:** City Council  
**On agenda:** 3/3/2020      **Final action:**  
**Title:** PUBLIC HEARING (APPEAL) - CARPENTER URBAN COTTAGES (DAVID CARPENTER) APPEAL OF THE CULTURAL HERITAGE BOARD DECISION TO DENY THE LANDMARK ALTERATION PERMIT FOR TWO PAIRS OF SINGLE-FAMILY ATTACHED UNITS PROPOSED AT 25 RAE STREET AND 715 TUPPER STREET, SANTA ROSA, CA 95404; ASSESSOR'S PARCEL NUMBERS 009-201-004 AND 009-201-009; FILE NO. LMA15-013

**BACKGROUND:** On September 4, 2019, the Cultural Heritage Board effectively denied a Landmark Alteration Permit (LMA) for the proposed Carpenter Urban Cottages project by voting 2 ayes, 2 noes on a motion to approve the construction of four attached residential cottages over two lots at 715 Tupper Street and 25 Rae Street. On September 16, 2019, the applicant, David Carpenter, filed an appeal of the Cultural Heritage Board's denial of the Project. The grounds for the appeal include that the application meets or exceeds all requirements for approval and staff recommended its approval, that the project is consistent with the General Plan and Zoning Ordinance, that the project meets all height requirements and the project incorporated input from a previous Cultural Heritage Board meeting reviewing a conceptual design.

**RECOMMENDATION:** It is recommended by the Cultural Heritage Board that the Council, by resolution, deny the appeal and uphold the Board's decision to deny the Landmark Alteration Permit for the Carpenter Urban Cottages project, located at 715 Tupper Street and 25 Rae Street.

**Sponsors:** Planning and Economic Development

**Indexes:** Exempt Project

**Code sections:** 15332 - Infill Development

**Attachments:** 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location Map, 4. Attachment 3 - Neighborhood Context Map, 5. Attachment 4 - Appeal Application, 6. Attachment 5 - Project Plans, 7. Attachment 6 - DPR Form, 8. Attachment 7 - Historic Structures Report, 9. Attachment 8 - PD0225 Policy Statement, 10. Attachment 9 - Applicant Correspondence (Background), 11. Attachment 10 - Public Correspondence, 12. Attachment 11 - CHB Meeting Minutes, Staff Report, and Reso., 13. Resolution 1 - Deny Appeal (Landmark Alteraion), 14. Resolution 2 - Grant Appeal and Approve Landmark Alteration Jan 24, 15. Exhibit A, 16. Presentation, 17. Public Correspondence

Date	Ver.	Action By	Action	Result
3/3/2020	1	City Council	to waive reading of the text and adopt	Pass