



City of Santa Rosa

Legislation Details

File #:	21-0006	Version:	1	Name:	Appeal for Landmark Alteration at 528 B Street
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	9/22/2020	In control:		In control:	City Council
On agenda:	12/15/2020	Final action:		Final action:	
Title:	PUBLIC HEARING - APPEAL OF THE DESIGN REVIEW AND CULTURAL HERITAGE BOARDS' DECISION TO DENY PRELIMINARY DESIGN REVIEW AND APPEAL OF THE CULTURAL HERITAGE BOARD'S DECISION TO DENY A LANDMARK ALTERATION PERMIT FOR THE FLATS AT 528 B STREET, A PROPOSAL TO CONSTRUCT A FIVE-STORY, MIXED-USE STRUCTURE AT 528 B STREET, WITHIN THE ST. ROSE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-035-022; FILE NUMBER PRJ20-005				

BACKGROUND: On November 23, 2020, the Design Review Board (DRB) and Cultural Heritage Board (CHB) held a public hearing to consider The Flats at 528 B Street (Project), a proposal to construct a five-story, mixed-use building at 528 B Street, within the St. Rose Preservation District. The two boards effectively denied Preliminary Design Review by not reaching consensus between the two boards (DRB: 5-0-1 Kordenbrock abstained, one vacant seat; CHB 3-1-0 DeBacker and Fennell absent, one vacant seat). At the same meeting, the Cultural Heritage Board effectively denied a Landmark Alteration Permit for the Project (2-2-0 DeBacker and Fennell absent, one vacant seat). On December 1, 2020, the applicant filed an Appeal Form with the City Clerk's Office, requesting the Council grant an appeal of the Boards' decisions, grant Preliminary Design Review and approve a Landmark Alteration Permit.

RECOMMENDATION: It is recommended by the Design Review Board (DRB) and Cultural Heritage Board (CHB) that the Council, by resolution, deny the appeal and uphold the Boards' decision to deny Preliminary Design Review for the Flats located at 528 B Street. It is further recommended by the Cultural Heritage Board that the Council deny the appeal and uphold the Board's decision to deny a Landmark Alteration Permit for the Flats located at 528 B Street.

Sponsors:	Planning and Economic Development			
Indexes:	Exempt Project			
Code sections:	15183 - Consistent with Community Plan, General Plan, or Zoning, 15332 - Infill Development			
Attachments:	1. Staff Report, 2. Attachment 1 - Disclosure Form 528 B St, 3. Attachment 2 - Location and Neighborhood Context Map, 4. Attachment 3 - Appeal Application, 5. Attachment 4 - Draft Minutes for Joint Meeting, 6. Attachment 5 - Staff Report, provided for joint meeting, 7. Attachment 6 - Project Narrative, 8. Attachment 7 - Project Plans, 9. Attachment 8 - Applicant Response to Board Comments, 10. Attachment 9 - Trash Removal Plan, 11. Attachment 10 - Shadow Study, 12. Attachment 11 - Historic Resource Evaluation (Mark Parry), 13. Attachment 12 - Historic Property Survey (J Longfellow), 14. Attachment 13 - Public Correspondence, 15. Resolution 1 - Deny Appeal (Preliminary Design Review), 16. Resolution 2 - Deny Appeal (Landmark Alteration), 17. Resolution 3 - Grant Appeal (Preliminary Design Review), 18. Exhibit A - Compliance with Engineering Development Services, 19. Resolution 4 - Grant Appeal (Landmark Alteration), 20. Exhibit A - Compliance with Engineering Development Services, 21. Presentation, 22. Appellant Presentation (Uploaded 12-15-2020), 23. Late Correspondence (Uploaded 12-15-2020)			

Date	Ver.	Action By	Action	Result
12/15/2020	1	City Council	to waive reading of the text and adopt	Pass
12/15/2020	1	City Council	to waive reading of the text and adopt	Pass