

Renovations at 410 Santa Rosa Avenue Major Landmark Alteration Permit

Cultural Heritage Board

June 19, 2024

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Planning and Economic Development

Landmark Alteration Permit for exterior modifications involving all façades:

- Proposes changes to windows, doors, siding, exterior stairs, and balconies.
- Renovate two existing apartments on the second floor.
- Renovate and convert the existing first floor commercial shop to a new residential unit

Project Location

410 Santa Rosa Avenue

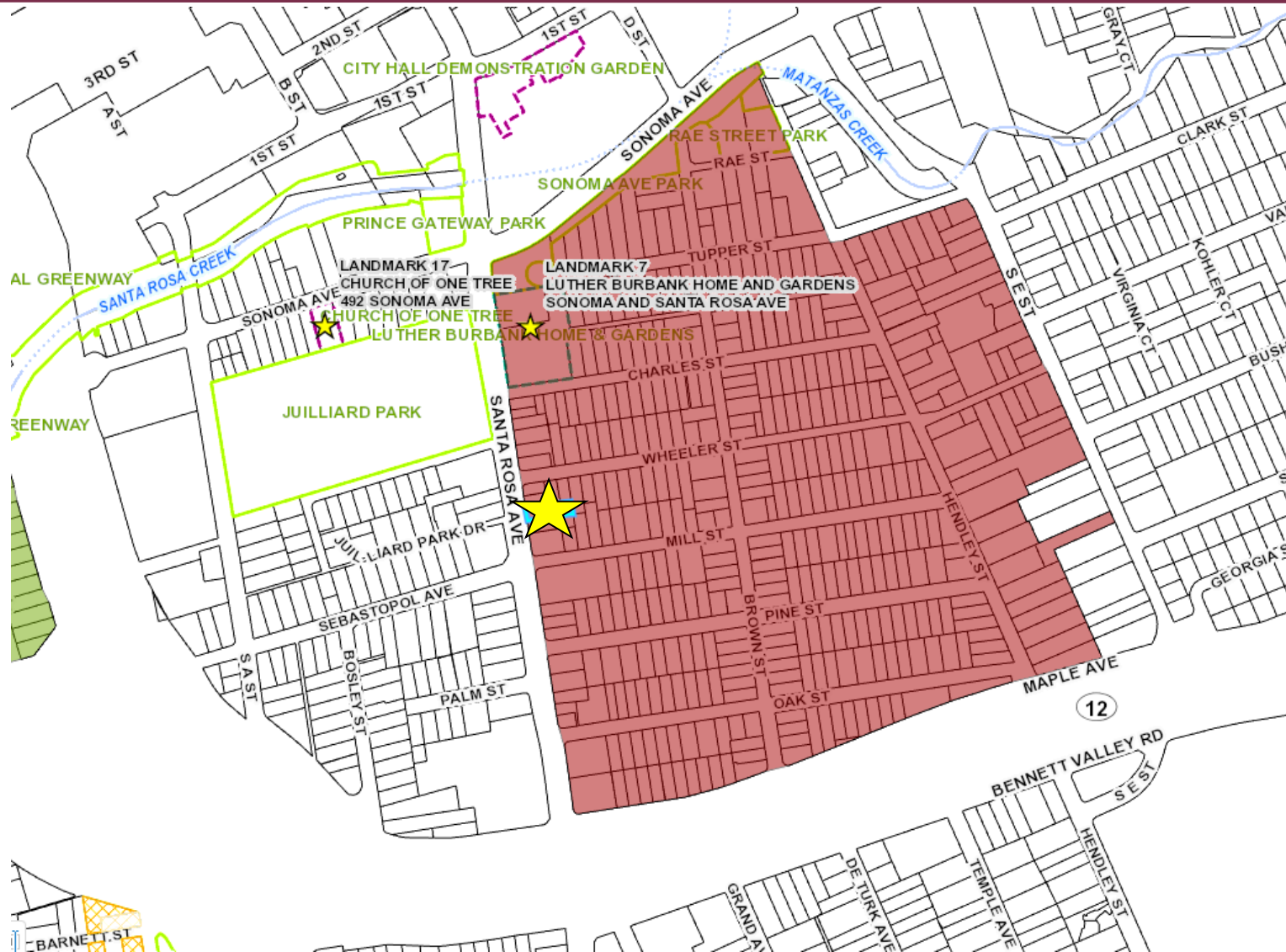


Zoning District and General Plan Land Use Designation

- Zoning District:
Core Mixed-Use
(CMU-DSA-H)
- General Plan
Land Use
Designation:
Core Mixed-Use



Luther Burbank Preservation District



Existing Elevations 410 Santa Rosa Avenue



Neighboring Properties



Neighboring Properties

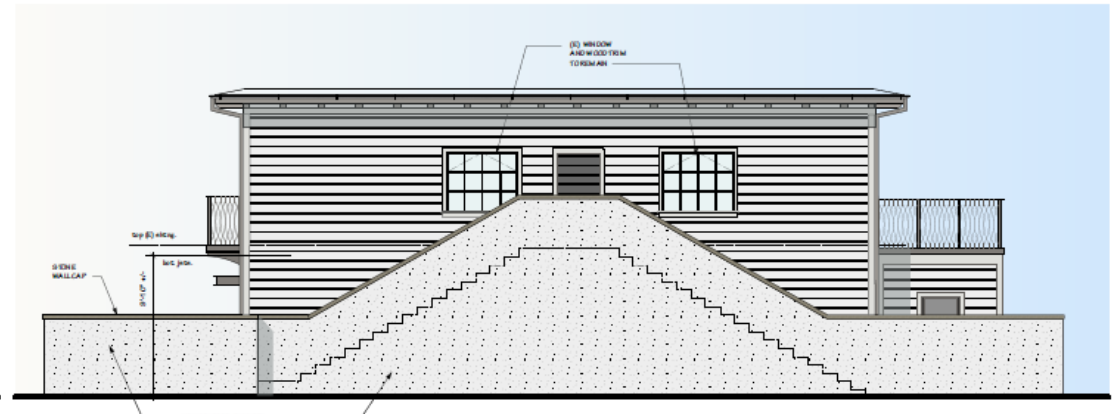


Proposed Elevations 410 Santa Rosa Avenue



SOUTHWEST ELEVATION

VIEW FROM SANTA ROSA AVENUE



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION

- There are no unresolved issues as a result of staff review.
- All comments received at the Neighborhood Meeting are addressed in the Staff Report.
- No new comments have been received since this item was noticed.

- The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020;
- Whether the proposed change implements the General Plan and any applicable specific plan;
- The consistency 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 that have been identified as contributors to the respective district;

Review Criteria (Continued)

- The consistency and/or compatibility of the proposed textures, materials, fenestration, decorative features and details with the time-period of the building's construction;
- Whether the proposed change will destroy or adversely affect important architectural features;
- Consistency with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision);

Environmental Review California Environmental Quality Act (CEQA)

- Categorically Exempt pursuant to CEQA Guidelines:
 - Section 15301 – Repairs to an existing structure
 - Section 15303 – Involves a change of use

It is recommended by Planning and Economic Development Department that the Cultural Heritage Board, by resolution, approve a Landmark Alteration Permit for exterior renovations to the building located at 410 Santa Rosa Avenue.

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