

RESOLUTION NO. 252

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A LANDMARK ALTERATION
PERMIT FOR SANTA ROSA CANNERY – LOCATED AT 3 WEST THIRD STREET – FILE
NUMBER LMA08-033

WHEREAS, on August 1, 2008, an application was filed with the Department of Community Development requesting the approval of a Landmark Alteration Permit for the Santa Rosa Cannery project, based on plans dated September 15, 2008, described as reconstruction of a 1.5 acre historic cannery site with a new 5-story building comprised of 93 air space condominium units, retaining the historic water tower, north and east facing brick walls, loading dock and canopy; to be located at 3 West Third Street, also identified as Assessor's Parcel No. 010-171-011 and

WHEREAS, the Cultural Heritage Board has considered the Mitigated Negative Declaration for this use and project as approved by the Planning Commission on November 20, 2008; and

WHEREAS, on December 4, 2008, the Cultural Heritage Board and the Design Review Board held a duly noticed joint public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Cultural Heritage Board has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, the Cultural Heritage Board of the City of Santa Rosa finds and determines:

1. The project design and the preservation and rehabilitation of the historic water tower, north and east facing brick cannery walls, the loading dock and canopy, is consistent with the architectural character and defining elements of the Railroad Square Preservation District;
2. The project is compatible with other structures and landmarks in the preservation district;
3. The proposed colors, textures, materials, fenestration, decorative features and details are compatible with the time period of the original cannery building's construction, and with nearby structures;
4. The project will not destroy or adversely affect an important architectural feature or features;
5. The project complies with The Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision);
6. The project complies with the Design Guidelines for Historic Properties pages 40-42 that address design compatibility of new construction in a Preservation District;
7. The project complies with the requirements of California Environmental Quality Act (CEQA) pursuant to the adopted Mitigated Negative Declaration dated October 17, 2008, with supporting documentation prepared by Susan Clark, Clark Historic Resource Consultants, Inc, dated: September 12, 2008, August 8, 2008 and February 18, 2005.
8. Maintain and protect the existing cannery walls and water tower.
9. Pursue ongoing communication with interested parties.
10. Reuse original materials wherever possible.
11. Any preconstruction damage to the historic resources shall be repaired in a timely manner.
12. Water tower shall be located on Fourth Street between the railroad tracks and the creek trail.

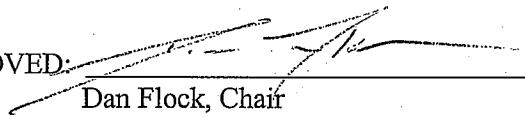
13. Any bolts, fasteners, or other devices which pierce the historic brick wall for masonry reinforcement shall be kept as small and unobtrusive as possible.

BE IT FURTHER RESOLVED that a Landmark Alteration Permit for Santa Rosa Cannery, located at 3 West Third Street, is approved.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 4th day of December, 2008, by the following vote:

Ayes: (5) Barron-Thomas, Flock, Much
Noes: (2) Garrett, Jessen
Abstentions: (0)
Absent: (2) Henrikson, Trevino

APPROVED:


Dan Flock, Chair

ATTEST:


Heather Hines, Executive Secretary