

APPEAL OF CHB DENIAL CENTRAL FIRE STATION ADAPTIVE REUSE AND NEW HOTEL P19-0563 (COA)

Community & Economic Development

Land Use, Sustainability, and Resilience
Committee
July 12, 2021

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AERIAL LOCATION

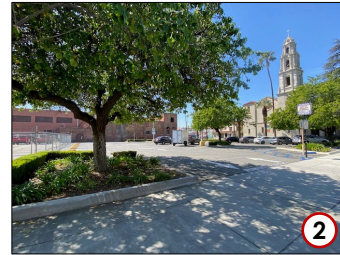


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EXISTING SITE PHOTOS

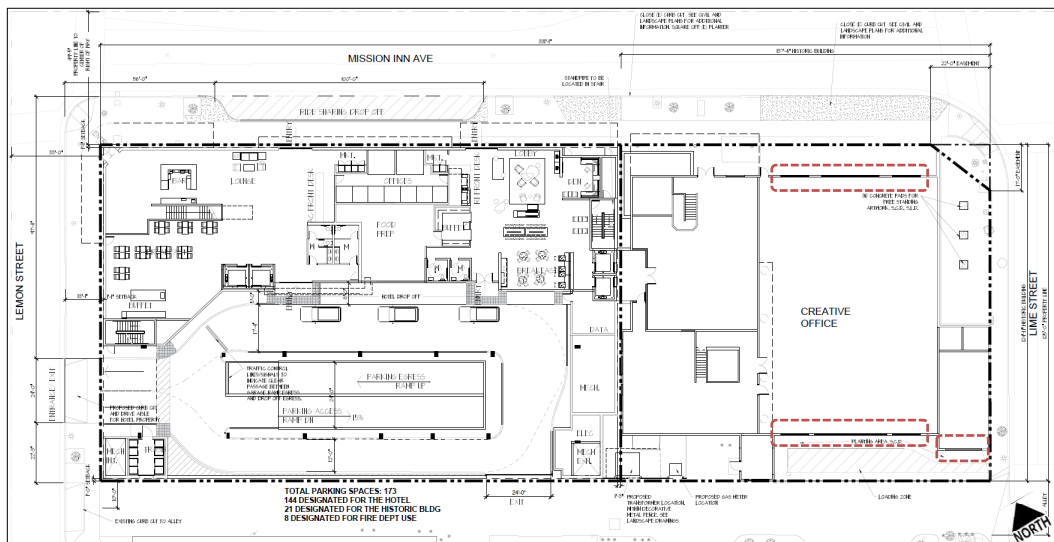


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SITE PLAN



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PROJECT RENDERINGS



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DISCUSSION

- CHB Reviewed Project on April 21, 2021
- Motion to approve the Certificate of Appropriateness (COA) failed to pass due to a tie vote
- Applicant filed an appeal on April 28, 2021
- Appeal Basis:
 1. The Cultural Heritage Board (CHB) did not make findings for denial;
 2. Planning Staff recommended approval;
 3. The project design is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (SOIS);
 4. The project is consistent with the Downtown Specific Plan; and
 5. The Project is categorically exempt from CEQA.



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RECOMMENDATIONS

That the Land Use, Sustainability, and Resilience Committee refer the case to City Council and recommend that the City Council:

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15331 (Historic Resource Restoration/Rehabilitation) and 15332 (In-Fill Development Projects), as it constitutes an in-fill and rehabilitation project that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. Uphold the appeal and approve Planning Case P19-0563 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report and subject to the recommended conditions.



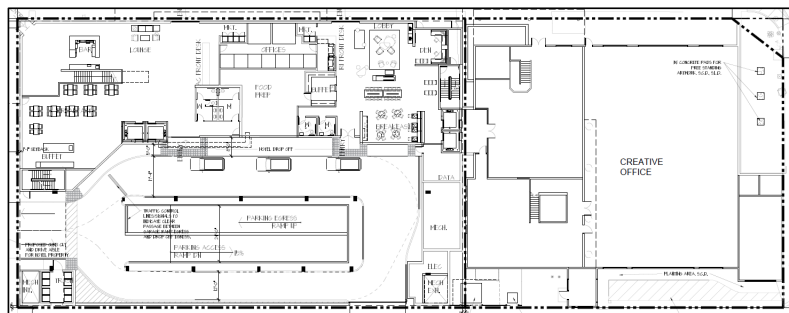
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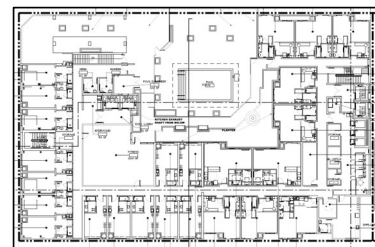
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FLOOR PLANS

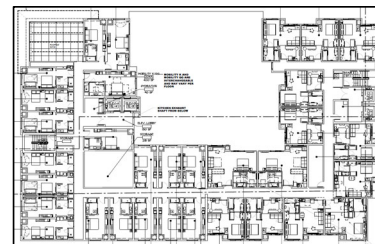
For Reference



Ground Floor



Second Floor/Pool Deck



Floors 3-8

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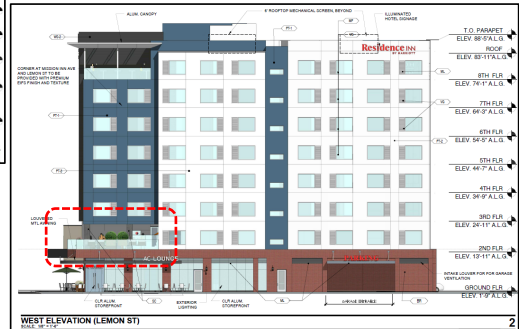


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BUILDING ELEVATIONS

For Reference

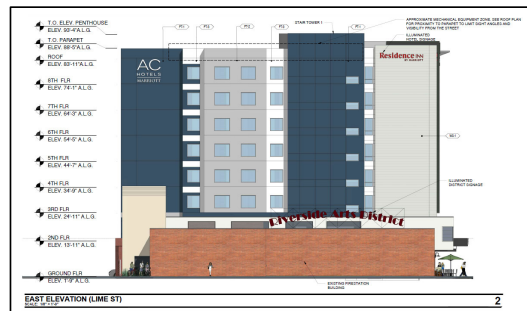


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BUILDING ELEVATIONS

For Reference

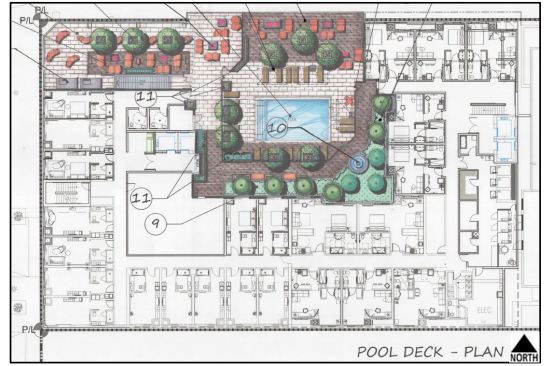
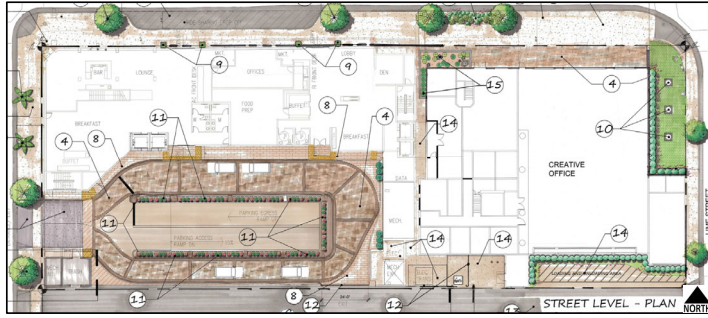


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CONCEPTUAL LANDSCAPE PLAN

For Reference



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