

RESOLUTION NO. ZA-2022-042

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR LANDMARK ALTERATION PERMIT FOR EXTERIOR MODIFICATIONS FOR THE PROPERTY LOCATED AT 408 BENTON STREET, SANTA ROSA, APN: 180-760-033, FILE NO. LMA22-006

WHEREAS, on May 8, 2022, a Landmark Alteration application was submitted for the proposed project including replacement of two windows, the elimination of a third window, the change from a single French door and fourth window to a set of double French doors, and reroofing the home with an alternative roofing material; and

WHEREAS, the Zoning Code is silent as to what level of Landmark Alteration Permit is required for changing the roof material for a structure that is identified as a contributor to a preservation district; and

WHEREAS, on May 18, 2022, the Cultural Heritage Board reviewed the plans to change the roof material from tar and gravel to asphalt shingle as a concept item. The Board was unanimous in its support to allow asphalt shingle; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Landmark Alteration Permit application to allow the proposed project described above; and

WHEREAS, the Minor Landmark Alteration Permit approval to allow the proposed project is based on the project description and official approved exhibit date stamp received on July 30, 2022, in which the roofing material is changed to asphalt shingle; and

WHEREAS, the matter has been properly noticed as required by Section 20-58.020.D.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-58.060.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020 in that the proposed changes are allowed through the approval of a Landmark Alteration.
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that the property is located in an area designated Low Density Residential on the General Plan Land Use Diagram and the proposed changes to residential dwelling are consistent with residential development.
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the materials, including French doors, single/double-hung windows and asphalt shingle roofing materials were selected and designed to be consistent with the home's original architecture.

4. The proposed exterior changes are compatible with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district in that the area of change for windows and doors are not readily visible from the public right-of-way. On May 18, 2022, the change in roofing material, from tar and gravel to asphalt shingle, was reviewed by the Cultural Heritage Board as a concept item. The Board was unanimous in its support in the change of materials.
5. The proposed exterior changes are consistent and/or compatible with the textures, materials, fenestration, decorative features, and details of the time period of the building's construction in that the double/single-hung windows, the double French door, and asphalt shingles have been selected/designed to be consistent with the period the structure was constructed.
6. The proposed exterior changes will not destroy or adversely affect important architectural features in that the existing windows, door and roofing material are not readily visible from the public right-of-way and all changes are allowed through the approval a Landmark Alteration.
7. The proposed exterior changes are consistent 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) in that the changes will not result in a change from the structure original residential use; the replacement materials have been selected/designed to be consistent with those materials used in or around 1925, when the home was constructed.
8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under CEQA Guidelines Section 15301 in that it involves the minor alteration to an existing structure.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Plans submitted for building permit must be consistent with the plans approved by the Zoning Administrator, date stamped received May 8, 2022, and supplemental project narrative date stamped received on July 15, 2022.
2. Prairie-style replacement shall be installed in the same location, with the same configuration and the same size as the existing window. Any divided light will be a true divided light with exterior mounted muntins.

3. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sunday and holidays.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Minor Landmark Alteration Permit is hereby approved on August 4, 2022. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
SHARI MEADS, ZONING ADMINISTRATOR