

RESOLUTION NO. ZA-2022-042

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR LANDMARK ALTERATION PERMIT TO REPLACE WINDOWS ON THE NORTH AND EAST ELEVATIONS, WHERE THE WINDOWS ARE NOT READILY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, FOR THE PROPERTY LOCATED AT 401 DENTON WAY SANTA ROSA, ASSESSOR'S PARCEL NUMBER: 180-720-073, FILE NO. LMA22-004

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 May 17, 2022; 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 project proposes to replace windows and remove a door that are not readily visible from the public right-of-way.
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that there is no proposed change in land use.
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the replacement windows shall be the same size, have the same divided light configuration, and be in the same place as the existing original windows.
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. All proposed changes are not visible from for the public right-of-way.
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. The proposed vinyl insert windows can be restored to wood at any time and the project has been condition to require replacement of any exterior materials to match the original exterior materials.
6. The proposed exterior changes will not destroy or adversely affect important architectural features. The proposed vinyl insert windows can be restored to wood at any time and the

project has been conditioned to require replacement of any exterior materials match the original exterior materials.

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). A History Evaluation, prepared by Robert E. Anderson, Architect, dated May 14, 2022, concluded that "the proposed window replacement and door removal will have no substantive impact on the architectural character of the residence as seen from the public way. The combination of solid fencing 6 feet tall and heavy foliage make the interior side and rear yard elevations virtually invisible from vehicle or pedestrian traffic on Denton Way or Glenn Street."

The proposed vinyl windows shall be installed without disruption of any exterior trim materials and can be restored to wood windows at a later date. The project has been conditioned to take care in removing the original windows, which shall be delivered to a facility where they can be repurposed for other restoration projects. The project has also been conditioned to replace any exterior trim materials with original materials (i.e. wood trim, wood siding, etc.).

8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 categorical exemption under CEQA Guidelines Section 15301 in that it involves replacement windows, a 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, stamped received on May 17, 2022.
2. Contact the Building Division to determine building permit requirements.
3. All replacement single- or double-hung windows shall have the same divided light configuration as the existing original window.
4. Removal of the original windows shall be done in a manner that will allow the preservation and reuse of the window. Windows being removed shall be delivered to a facility where they can be repurposed.
5. If any trim, siding or other exterior materials must be replaced during construction, all replacement materials will be in-kind (i.e. wood trim, wood siding, etc.).

6. 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 or holidays.
7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. 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