

Campbell Exterior Modifications



408 Benton Street

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Susie Murray, Senior Planner
Planning and Economic Development

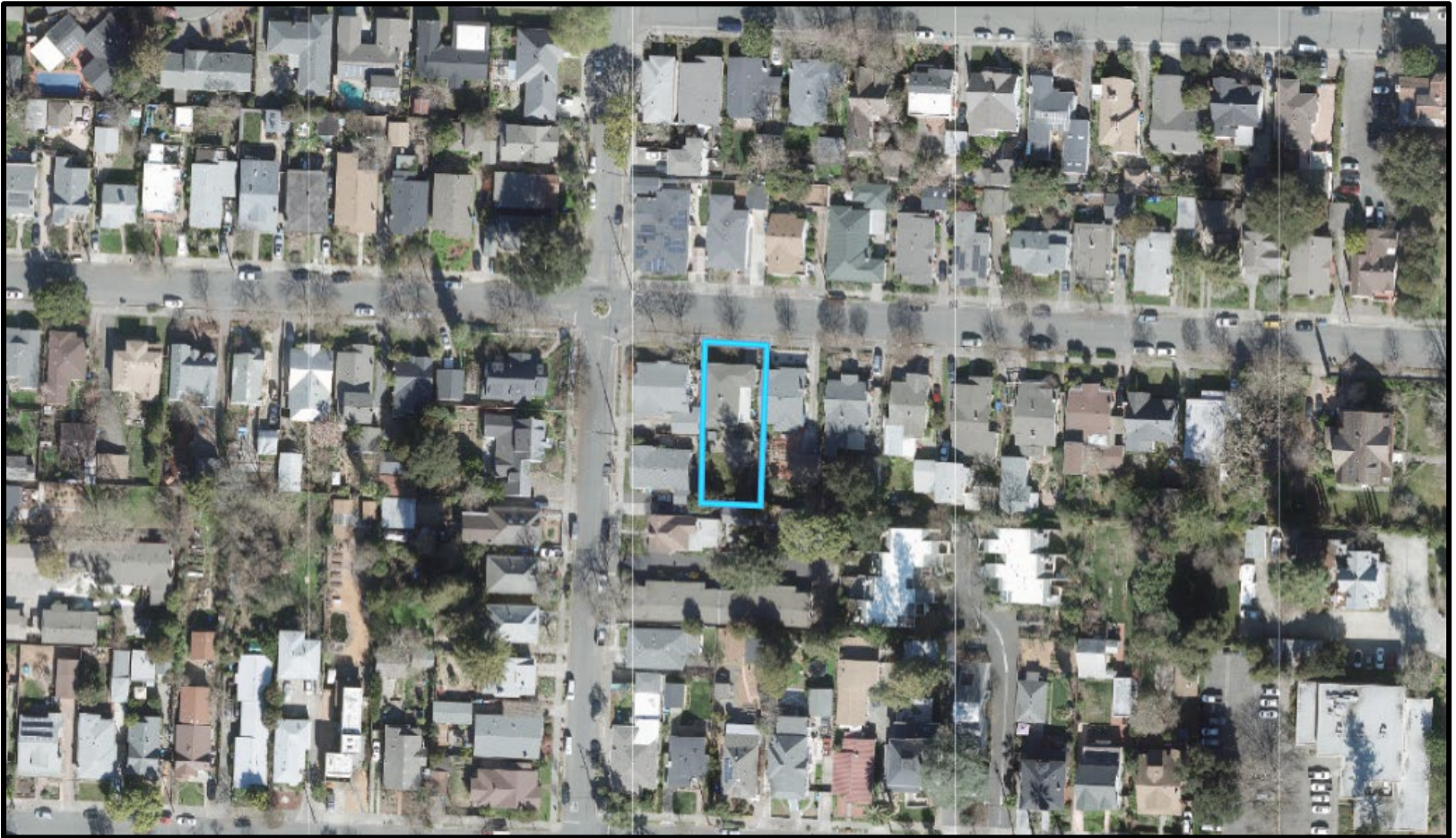
Minor Landmark Alteration Permit (LMA)

- Replace two windows
- Eliminate one window
- Replace a single French door and window with double French doors
- Replace tar & gravel roof with asphalt shingles

Existing and Proposed Elevations



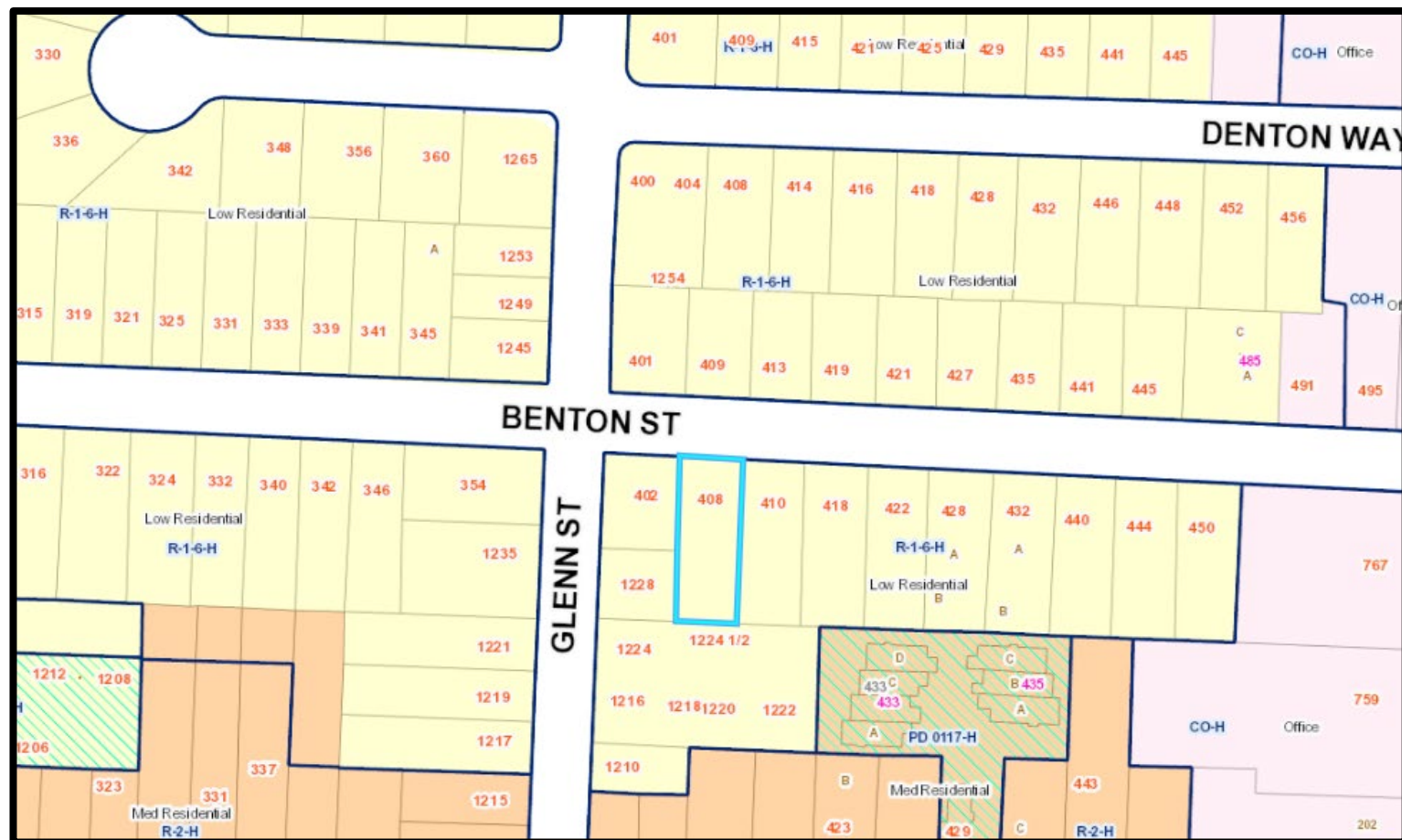
Neighborhood Context



General Plan and Zoning

General Plan: Low Density Residential

Zoning: R-1-6-H (Low Density Residential within the Historic combining district)



Criteria for Decision

1. Proposed changes are consistent with applicable zoning standards
2. Proposed change implements the General Plan and any applicable specific plan
3. Consistency of the proposed change with the original architectural style and details
4. Compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the Ridgway Preservation district
5. Consistency/compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction
6. Will proposed change will destroy/adversely affect architectural features
7. Consistency with Secretary of the Interior's Standards

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - 15301 – Involves minor modifications to an existing structure



Issues/Public Comment

- There are no unresolved issues as a result of staff review.
- No comments have been received.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a minor Landmark Alteration Permit to allow exterior modifications at 408 Benton Street.

Questions:

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