

RESOLUTION NO. LMA21-010

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION TO REPLACE A DAMAGED DETACHED GARAGE WITH A NEW DETACHED GARAGE FOR THE PROPERTY LOCATED AT 644 PINE STREET, WITHIN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-264-004

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your minor Landmark Alteration Permit to construct a new 308-square-foot detached garage has been granted based on your project description and official approved exhibit dated July 2, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- A. The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section [20-12.020](#); and
- B. The proposed exterior changes implement the General Plan and any applicable specific plan in that, the new garage will provide covered parking in a detached structure, consistent with the style of the historic preservation district; and
- C. The proposed exterior changes are consistent with the original architectural style and details of the building in that the proposed replacement garage will be constructed in relatively the same location as the previous garage, with the same pitch and building materials as the primary structure; and
- D. 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 replacement garage will be built in the same general location and built with the same materials and style of the main residence; and
- E. 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 proposed detached garage will appear similar in shape and design as the former, damaged garage; and
- F. The proposed exterior changes will not destroy or adversely affect important architectural features in that the detached garage will not directly affect, but will complement the existing residence, which is a contributing structure to the Burbank Gardens Preservation District; and
- G. 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 proposed project will not alter any historic materials, features, and special

relationships that characterize the property; there is no change proposed to the existing residential structure; the proposed replacement garage is similar to others throughout the Burbank Garden Preservation District; all proposed structures are detached from the historic residential structure, so it will not pose a threat to character-defining architectural features; and

- H. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 2 exemption under 15302, in that it involves the construction of a replacement garage on the same site, in the same general location, and will have substantially the same purpose and capacity as the recently demolished structure.

The proposed project also qualifies for a Class 3 exemption under Section 15303 in that it involves the construction of a small 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.**

1. Plans submitted for building permit must be consistent with the plans approved by the Zoning Administrator, dated July 2, 2021.
2. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. 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 Landmark Alteration is hereby approved on this 5th day of August, 2021, provided conditions are complied with and work has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR