

RESOLUTION NO. LMA21-017

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION FOR A BLACK METAL FENCE WITH GATES FOR THE PROPERTY LOCATED AT 547 & 549 B STREET, AND 320, 322, 340, 348, 398 10TH STREET, WITHIN THE ST. ROSE PRESERVATION DISTRICT ASSESSOR'S PARCEL NUMBERS 010-022-004, -005, -007. AND -008 FILE NO. LMA21-017

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your minor Landmark Alteration Permit to install a new metal fence consisting of black metal verticals with one lower and two upper horizontal rails and gates to secure the property has been granted based on your project description and official approved exhibit dated August 30, 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](#) in that the fence is allowed in the R-3-18-H (Multifamily Residential-Historic) zoning district; and
- B. The proposed exterior changes implement the General Plan and any applicable specific plan in that the fencing with gate is to secure an existing use and is allowed with approval of a Landmark Alteration Permit; and
- C. The proposed exterior changes are consistent with the original architectural style and details of the building in that metal fencing is a typical design and material used around the 1900s and 1930s era when the buildings were constructed; 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 fence and gate does not detract from the surrounding structures within the preservation district and is outside of the required setbacks for the property so not to dominate the public right-of-way; 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 metal fencing is similar to wrought iron materials used during the time of the buildings' construction, and the upper and lower design sections are aesthetically pleasing; and
- F. The proposed exterior changes will not destroy or adversely affect important architectural features in that the fencing and gate can be removed in the future and does not destroy or remove any architectural features of the site; 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 fencing and gate does not remove any architectural features and is compatible with the materials of the original building while not copying the original design; and
- H. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 in that the project involves installation of a fence and gate, which is an accessory structure to the main building.

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 December 16, 2021.
2. Obtain a building permit for the proposed project.
3. 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.
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 Landmark Alteration for a new rod iron fence with gate to secure the covered entryways is hereby approved on this 16th day of December 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