

RESOLUTION NO. ZA-2024-028

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR LANDMARK ALTERATION PERMIT FOR TWO SIX-FOOT, WOOD GATES ALONG THE DRIVEWAY FOR THE PROPERTY LOCATED AT 310 CARRILLO STREET SANTA ROSA, APN: 180-750-033, FILE NO. LMA23-009

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 October 6, 2023; 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 proposal complies with Zoning Code Section 20-58.060, which states that site features must obtain a Minor Landmark Alteration Permit, and the project complies with all applicable development standards of Zoning Code Section 20-30.060; and
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that the proposed project ensures that alterations to historic buildings and their surrounding settings are compatible with goals of the Ridgway Preservation District and the Medium Density Residential General Plan Land Use designation, which allows for single-family residential uses where fences and gates separating residential properties are common to maintain safety and privacy; and
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the gates are constructed of wood, they are six feet in height, and are located to the side and rear of the property where they will not be readily visible from the street; and
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 proposed gates do not detract from the surrounding structures within the preservation district and the height of the gates complies with Section 20-30.060 of the Zoning Code, which allows a fence height of 6 feet in height within the interior side setback; and
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. Zoning Code Section 20-28-040(K) identifies the period of significance for the Burbank Gardens Preservation District as 1875-1940s, and the predominant building

materials as wood. The gates are constructed of redwood, which is the same material used for the framing and structure of the original home; and

6. The proposed exterior changes will not destroy or adversely affect important architectural features in that the gates are not attached to primary structure, they are constructed of wood, and the design of the proposed gates is consistent with the surrounding residences that have existing front and side yard fences; and
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 proposed gates do not impact any architectural features and are compatible with the materials of the residence while not mimicking the original design; and
8. The project has been found in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under CEQA Guidelines Section 15303 (e) in that the project involves the addition of two gates (small accessory structures).

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, dated October 6th, 2023.
2. 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. on Saturday. No construction is permitted on Sunday or 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 Minor Landmark Alteration Permit is hereby approved on September 5, 2024. 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: _____
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR