

RESOLUTION NO. LMA20-005.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION FOR THE BAUMGARTNER ADDITION AND REMODEL FOR THE PROPERTY LOCATED AT 408 DENTON WAY, SANTA ROSA, APN: 180-760-011

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Landmark Alteration Permit has been granted based on your project description and official approved exhibit dated May 21, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed change is consistent with the original architectural style and details of the building in that the rear addition follows the original roofline and maintains the same exterior materials as the main house;
- The proposed change is compatible with any adjacent or nearby landmark structures or preservation district structures in that rear addition matches the original architecture of the existing house and will not be readily visible from the public right of way;
- The proposed colors, textures, materials, fenestration, decorative features and details are consistent and/or compatible with the time period of the building's construction, and/or adjacent structures in that the addition maintains the same stucco and paint colors on the proposed rear additions, and the proposed rear doors are in keeping with the age and style of the existing residence;
- The proposed change will not destroy or adversely affect an important architectural feature or features in that the rear addition is sympathetic to the original design of the main house by maintaining the original roofline and exterior materials;
- The project is consistent with the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision) in that the proposed addition is in keeping with the existing roofline and exterior materials, and the rear addition does not change the overall massing or appearance of the dwelling from the public right of way;
- The project is consistent with the applicable R-1-6-H Zoning Standards and General Plan policies, and the project has been properly noticed and no hearing has been requested; and
- 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 – New Construction or Conversion of Small Structures in that the proposal involves a negligible addition to an existing single-family residence.

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. A building permit is required.
2. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8 a.m. to 6 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 17th day of September 2020, 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