

RESOLUTION NO. ZA-2022-056

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR LANDMARK ALTERATION PERMIT FOR ADDITIONS FOR THE PROPERTY LOCATED AT 1118 MONROE CT SANTA ROSA, APN: 180-630-035, FILE NO. LMA22-012

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Landmark Alteration Permit application to construct a 293 square-foot addition for an extended bedroom with a bathroom, closet, and a new window, and a 16 square-foot addition for laundry room at the side of the single-family dwelling. The 293 square-foot addition would encroach into the rear yard setback by 20 square feet. Due to the irregularity of the easterly property boundary, the addition is proposed to be constructed 2 feet into the northerly rear setback and 10 feet into the easterly rear setback; and

WHEREAS, the Minor Landmark Alteration Permit approval to allow the proposed additions is based on the project description and official approved exhibit dated received July 18, 2022; 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 proposed additions comply with all development standards of the Zoning Code for the PD-H – Planned Development Historic Zoning District;
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that the proposed additions on the existing single-family dwelling would remain in-keeping with the historic character of the building and surrounding neighborhood, the existing residence is compatible with the Low-Density General Plan designation, the proposed additions implement General Plan Policy HP-B, which preserves Santa Rosa's historic structures and neighborhoods;
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the proposed additions will keep all design elements and current architecture style of the existing house and neighborhood;
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 additions implements the McDonald Avenue Preservation District standards for architecture and site planning;

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 in that the proposed additions match the existing residential style with wood siding and window framing;
6. The proposed exterior changes will not destroy or adversely affect important architectural features in that only a portion of the deck is being removed to make space for the additions in the rear of the property that matches the existing residential wood siding and wooden window framing and the new additions will not be visible from the public right-of-way and has no impact on the streetscape of the neighborhood;
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 new addition will not impact historic materials or features that characterize the property and will be compatible with the historic materials, features, size, scale and proportion, and massing which would protect the integrity of the property and its environment. The new addition will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;
8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under CEQA Guidelines Section 15301(e) in that the new proposed addition is a minor alteration of an existing private structure. The addition is negligible and does not result in an increase of more than 2,500 square-feet or 50 percent of the floor area.
9. The proposed 293 square foot addition includes 20 square feet to be constructed within the required 15-foot rear yard setback which will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use. The addition does not abut any adjacent properties' residential structures.
10. The proposed encroachment into the 15-foot rear yard setback enhances and protects the historic development pattern of the preservation district and that approving a reduced setback facilitates a superior project. Complying with the required rear yard setback would create a design that is not in keeping with the historical style of the residence and the McDonald Avenue Preservation District. Further, the reduced setback will allow for an adequately sized bathroom inside the proposed addition, resulting in a superior project.

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. Obtain building permit for the proposed project.
2. Plans submitted for building permit must be consistent with the plans approved by the Zoning Administrator, dated October 6, 2022.
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 Minor Landmark Alteration Permit is hereby approved on October 6, 2022. 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: _____
SHARI MEADS, ZONING ADMINISTRATOR