

## **RESOLUTION NO. LMA21-001**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR LANDMARK ALTERATION APPLICATION FOR A NEW DETACHED GARAGE AND A NEW DRIVEWAY FOR THE PROPERTY LOCATED AT 615 POLK STREET, WITHIN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-154-012**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your minor Landmark Alteration Permit for a new detached 660-square foot garage with a new driveway has been granted based on your project plans stamped received by the City on December 14, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

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 garage complies with all development standards of the Zoning Code for R-1-6-H zoning district; and
2. The proposed exterior changes implement the Low-Density Residential General Plan policies in that the garage addition is an accessory structure for an existing single-family without on-site parking spaces. The garage and driveway addition would enhance the use of the property by providing parking spaces on-site for the existing residence; and
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the proposed garage would harmonize with the existing home by using similar form and exterior cladding. The selected Hardie Plank siding is compatible with the historic dwelling but, through its modern fabrication and different profile, does not entirely mimic it. In this way, the Garage is consistent; 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 garage is setback 40-feet from back of the sidewalk similar to other garages in the West End Preservation District and would not impact the exiting historic streetscape; 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 in that the detached garage is an accessory structure and is consistent with other non-historic garages added to the district. Additionally, the proposed siding matches the house's similar cladding but with a different finish and exposure to distinguish it from the historical material that would be painted in a harmonizing blue-gray tone; and
6. The proposed exterior changes will not destroy or adversely affect important architectural features in that in that the project includes a Historic Consistency Evaluation Report by John W. Murphey, an Architectural Historian, dated December 14, 2021, which concluded that because the garage will not directly attach to the historic house, it will not adversely impact its architectural form or character-defining features; 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 Historic Consistency Evaluation Report, dated December 14, 2021, concluded that the project is consistent with all applicable Secretary of Interior's Standards and the project will have no significant impact on the historic integrity of the Contributing resource and the district as a whole; and
8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 categorical exemption under Section 15303 in that the garage is an accessory structure to the existing residences.

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 January 20, 2022.
2. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
3. Obtain building permits for the proposed project.
4. 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.
5. Comply with Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as Exhibit "A", dated January 12, 2022.
6. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
7. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
8. If there is any enlargement to the proposed structure, then sprinklers will be required.
9. Pursuant to City Code [Section 17-24.050](#), any tree removal required for development is subject to replacement.

This Landmark Alteration is hereby approved on this 20<sup>th</sup> day of January 2022, 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: \_\_\_\_\_  
ANDREW TRIPPEL, ZONING ADMINISTRATOR