

RESOLUTION NO. ZA-2022-061

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR LANDMARK ALTERATION PERMIT FOR EXTERIOR IMPROVEMENTS AND 72 SQUARE FOOT ADDITION FOR THE PROPERTY LOCATED AT 418 BENTON STREET, SANTA ROSA, APN: 180-760-031, FILE NO. LMA22-002

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 dated received February 2, 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 project is located in a historic district (Ridgway Preservation District) which allows for the single-family home use and expansion of single-family dwellings in compliance with development standards and in accordance with the Landmark Alteration Permit process indicated in Zoning Code Section 20-58.060. The proposed changes meet each of the development standards of the R-1-6-H Zoning District; and
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that there is no change in land use, and the project ensures that alterations to historic buildings and their surrounding settings are compatible with the character of the structure and the neighborhood and follow the Secretary of the Interior's Standards for Rehabilitation to a reasonable extent (HP-B-1); and
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that siding matches the existing siding, new windows match existing windows in other areas of the home, and the addition improves the form and symmetry of the south and east elevations; 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 there are no adjacent nearby landmark structures, and the improvements are not visible from the public right-of-way; and
5. The proposed exterior changes will not destroy or adversely affect important architectural features in that all existing distinctive materials, features, finishes and construction

techniques or examples of craftsmanship that characterize the property shall be preserved; and

6. 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 property will continue to be used as a residence, as it has historically, and the proposed addition will improve upon a previous addition that was not in character with the original construction with appropriate spatial relationships, features and architectural detailing; and
7. The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and
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 in that the project involves a modification to an existing facility with no expansion of use, and a Class 3 exemption under CEQA Guidelines Section 15303 in that the project involves the new construction of a small structure.

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 February 2, 2022.
2. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
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.
5. Obtain a building permit for approved project.

This Minor Landmark Alteration Permit is hereby approved on October 20, 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