

Thompson Addition



418 Benton Street

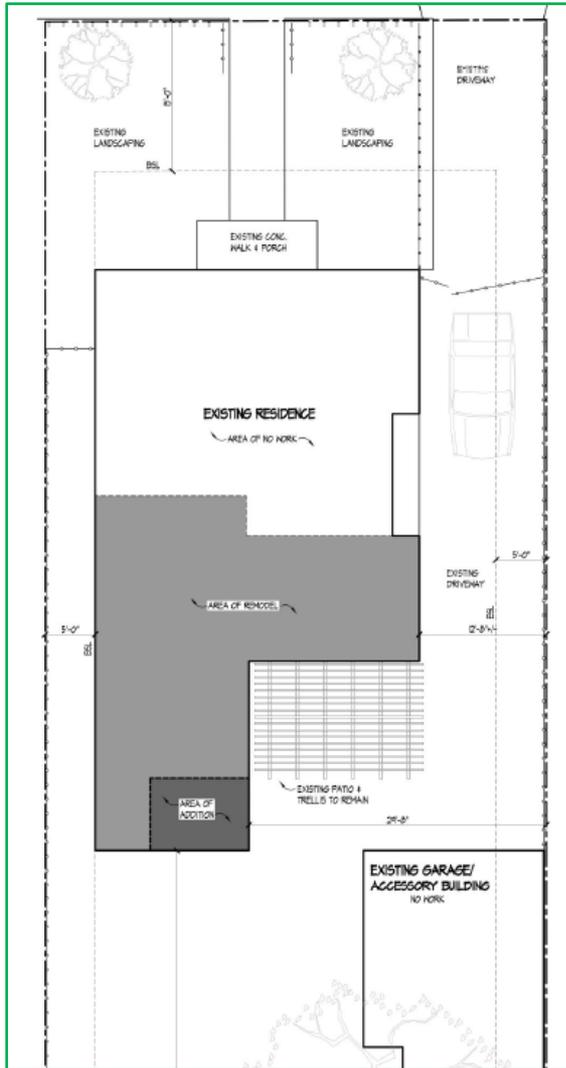
October 20, 2022

Sheila Wolski, City Planner
Planning and Economic Development

Minor Landmark Alteration Permit (LMA):
Alteration of and addition to the side or rear of a building a location not readily visible from a public street per Zoning Code Section 20-58-060(C)(1)(b) to include:

- Remodel of 690 square feet of existing space
- Addition of 72 square feet

Site Plan- Extent of Work



- Replacement siding to match existing
- Replacement roofing materials to match existing
- New gable to match existing gable on south elevation
- Gutters to match existing
- Windows and bug screens to match existing

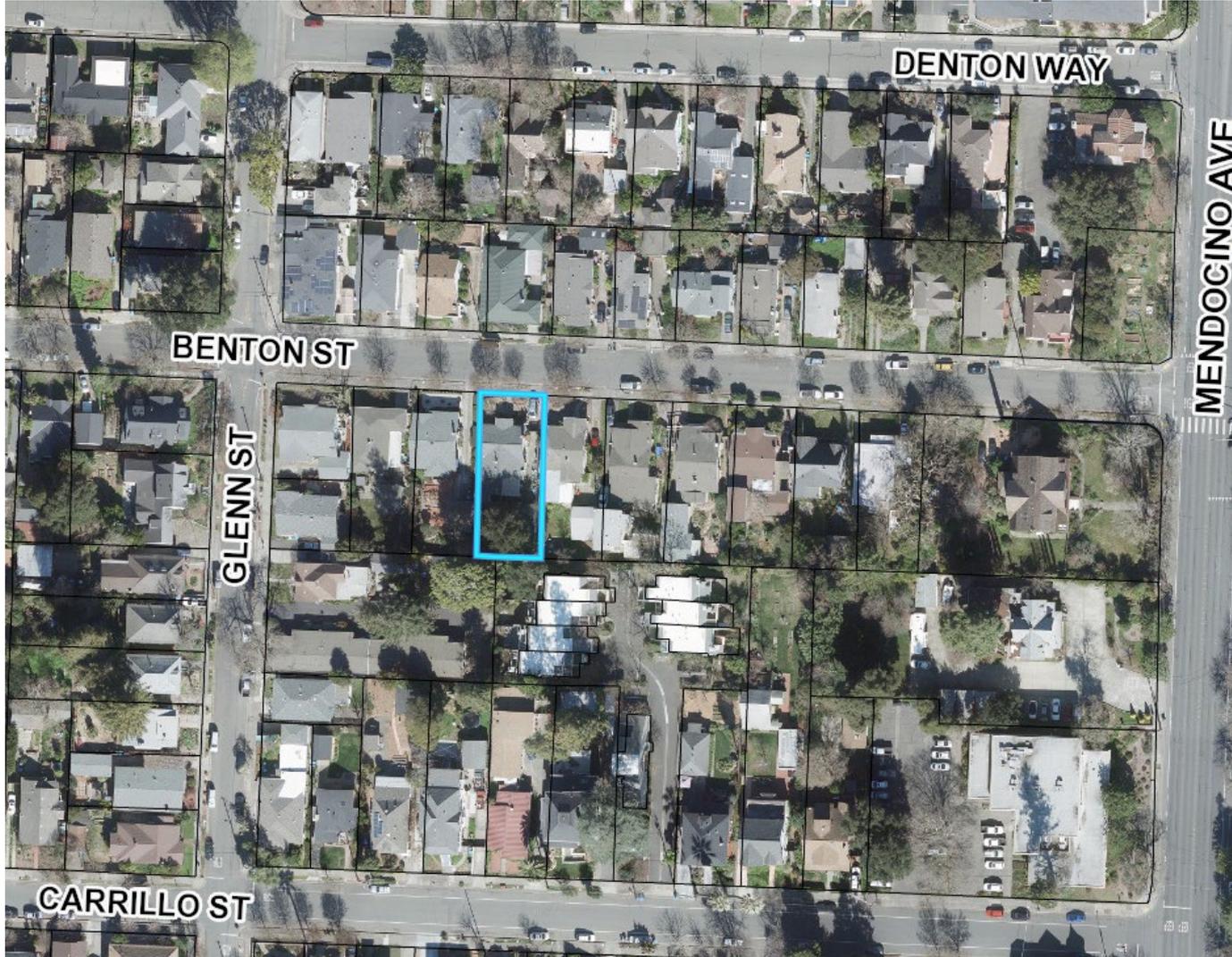
Existing and Proposed Elevations



South Elevation

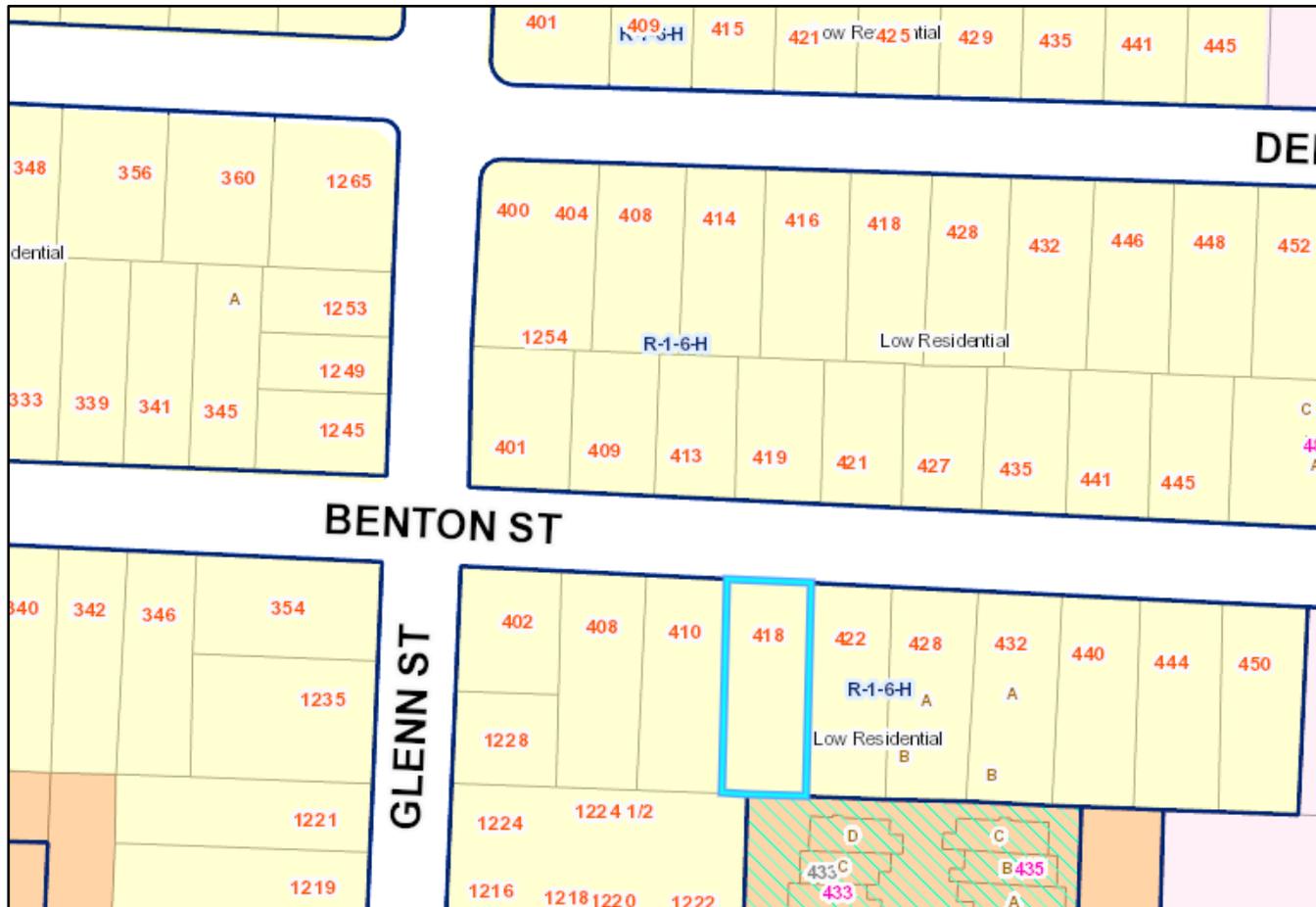


Neighborhood Context



General Plan: Low Density Residential

Zoning: R-1-6-H (Low Density Residential within the Historic combining district)



Criteria for Decision

1. Proposed changes are consistent with applicable zoning standards
2. Proposed change implements the General Plan and any applicable specific plan
3. Consistency of the proposed change with the original architectural style and details
4. Compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the Ridgway Preservation district
5. Consistency/compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction
6. Will proposed change will destroy/adversely affect architectural features
7. Consistency with Secretary of the Interior's Standards

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - CEQA Guidelines Section 15301 – Involves minor modifications to an existing structure
 - CEQA Guidelines Section 15303 – New construction and conversion of small structures

- There are no unresolved issues as a result of staff review.
- No comments have been received.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Landmark Alteration Permit to allow exterior modifications at 418 Benton Street.



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