

RESOLUTION NO. ZA-2022-064

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR LANDMARK ALTERATION PERMIT FOR THE REPAIR OF AN EXISTING FIRE-DAMAGED BUILDING FOR THE PROPERTY LOCATED AT 349 COLLEGE AVENUE SANTA ROSA, APN: 180-750-048, FILE NO. LMA22-014

WHEREAS, the Santa Rosa Zoning Administrator has completed a review of your Minor Landmark Alteration Permit (LMA) application to allow repair to the exterior of a fire-damaged building by replacing the siding, roofing material, and windows to match those of the existing structure and to remove the second-floor exterior hallway on the rear of the building; and

WHEREAS, the Minor Landmark Alteration Permit approval to allow the proposed project is based on the project description and official approved exhibit date stamp received July 27, 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 repair and replacement of the historical materials where they have been damaged by the fire is consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020 in that the proposed changes are for an existing fire-damage commercial building located in the CG-H (General Commercial - Historic) zoning district, and the proposed project will meet the development standards of the zoning district; and
2. The proposed exterior changes implement the General Plan in that the repairs would improve an existing office building that has been vacant due to the fire damage and is allowed with the approval of a Minor Landmark Alteration Permit which ensures modification of properties in historic preservation districts are compatible with the surrounding district; and
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the proposed repair will have materials and finishes that match those of the existing structures. The exterior concrete wall at the front of the porch will be removed and replaced with shingle siding material and colors to match the existing one. The damaged and missing siding, roofing, and trim will be repaired and replaced with like materials, and the detailing will match the existing building. The removal of the second-floor exterior hallway, in the rear of the building, and the concrete wall, would improve the historic appearance and function of the structure per the Historic report Evaluation prepared by Diana J. Painter, dated May 16, 2022; 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 proposed repairs would improve the historic appearance of the structure within the historic district while respecting existing adjacent and nearby landmarks. In addition, the removal of the hallway would not be visible from the public right-of-way; 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 proposed repairs are consistent with the existing materials and colors, existing windows would remain and new windows would be clad wood windows, and no new materials or features are proposed as a part of this repair; and
6. The proposed exterior changes will not destroy or adversely affect important architectural features in that the proposed project would repair and enhance the historic structure and replace damaged siding and trims with similar materials; and
- A. 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 a Historic Report Evaluation, prepared by Diana J. Painter, dated May 16, 2022, concluded that,

"The proposed repairs to the building at 349 College Avenue adhere to the Preservation Ordinance and the H-combining district and the Ridgway Preservation District standards. It is consistent with the City of Santa Rosa preservation policies and the Secretary of the Interior's Standards for Rehabilitation. The planned repairs fall under the provisions of a Minor Landmark Alteration. The work will not harm the character defining features of the Contributing resource, the streetscape, or the district as a whole,"; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301 in that the project involves repairs to an existing structure with no expansion of use.

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 a Building Permit for the proposed project.

2. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturday. No construction is permitted on Sunday 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. Compliance with all conditions as specified by the attached Exhibit "A" dated September 14, 2022.
6. All exterior lighting shall comply with Zoning Code Section 20-30.080.

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

Attachment: Engineering Exhibit A dated September 14, 2022