

RESOLUTION NO. ZA-2022-066

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR LANDMARK ALTERATION PERMIT FOR NEELY ADDITIONS & WINDOW REPLACEMENTS FOR THE PROPERTY LOCATED AT 641 OAK STREET, SANTA ROSA, APN: 009-264-025, FILE NO. LMA22-008

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Landmark Alteration Permit application to allow a 251.75 square-foot addition to the rear portion of the existing single-family residence, and the replacement of three existing vinyl windows to original historic exterior wood style windows; and

WHEREAS, the Minor Landmark Alteration Permit approval to allow the proposed addition and window replacements is based on the project description and official approved exhibit date stamp received September 19, 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 addition of 251.75 square-feet and window replacements complies 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 251.75 square-foot addition and window replacements to an 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, and the proposed addition implements General Plan Policy HP-B, which encourages preservation of 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 addition will continue design elements and the current architecture style of the existing house;
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 addition implements the Burbank Garden Preservation District standards for architecture and site planning by using stucco walls, wooden exterior windows, and matching the bungalow style of the existing home;
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 proposed addition match the existing residential bungalow-style with stucco walls, roof tiling, single hung wooden exterior windows, and the same architectural style for the fascia and gutters on the roof;

6. 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. Three existing vinyl insert windows are being returned to the original historical wooden style as part of CE20-0969;
7. The proposed exterior changes will not destroy or adversely affect important architectural features in that only a portion of the back porch is being removed to make space for the addition in the rear of the property that matches the existing residential bungalow-style with stucco and no historic elements of the property are being affected. Additionally, the new addition will not be visible from the public right-of-way and has no impact on the streetscape of the neighborhood;
8. 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 and window replacements will not impact historic materials or features that characterize the property. The new work will be differentiated from the old with a lower roof 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;
9. 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 does not result in an expansion of use, nor increase the square footage by more than 2,500 square-feet or 50 percent of the floor area.

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 September 19, 2022.

3. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 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.
6. Replacement of the front three vinyl windows visible from the public right-of-way to wooden exterior windows for CE20-0969 will happen at the time of building the addition.

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