

RESOLUTION NO. ZA-2023-013

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR LANDMARK ALTERATION PERMIT FOR A ROOF REPLACEMENT AND EAVE EXTENSION FOR THE PROPERTY LOCATED AT 1209 12TH STREET SANTA ROSA, APN: 035-071-050, FILE NO. LMA22-017

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 to allow the proposed roof replacement and extension of the eaves around the house perimeter is based on the project description and official approved exhibit dated received November 28, 2022; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.030.H.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.030.I, 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 proposal complies with all development standards of the Zoning Code for the Planned Development Historic Zoning District (PD 0226-H);
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that the proposed project ensures that alterations to historic buildings and their surrounding settings are compatible with the Medium Residential General Plan Land Use designation and the goals of the McDonald Preservation District;
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the proposed roof replacement and eave extension will continue design elements and the minimal-traditional style of the residence;
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 exterior changes implement the McDonald Preservation District standards for architecture by proposing a roof material and color that is similar to existing and in that the eave overhang is proposed to be extended only by 16 inches;
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 shingle roof design and material is similar to what is existing and in that the proposed eave extension is minimal and will preserve the minimal-traditional features of the residence;

6. The proposed exterior changes will not destroy or adversely affect important architectural features in that the project would enhance the historic structure and replace the damaged roof;
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 roof replacement and eave extension will not be readily visible from the public right-of-way and has no impact on the streetscape of the neighborhood;
8. The project has been found 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 roof and eave overhang are minor alterations of an existing private 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. Obtain building permits for the proposed project.
2. Plans submitted for building permit must be consistent with the plans approved by the Zoning Administrator, dated November 28, 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.

This Minor Landmark Alteration Permit is hereby approved on January 19, 2023. 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: _____
SUSIE MURRAY, ZONING ADMINISTRATOR