

RESOLUTION NO. ZA-2023-061

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR LANDMARK ALTERATION PERMIT TO ALLOW THE REMOVAL OF AN EXISTING DETACHED GARAGE AND THE CONSTRUCTION OF A NEW DETACHED GARAGE AND ACCESSORY DWELLING UNIT ABOVE, FOR THE PROPERTY LOCATED AT 628 WHEELER STREET SANTA ROSA, APN: 009-262-007, FILE NO. LMA23-007

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 October 30, 2023; 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 new detached garage and accessory dwelling unit are permitted uses in the Planned Development PD 0226-H Zoning District;
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that the Planned Development Zoning District implements the Low Density Residential General Plan designation, and the proposed detached garage and accessory dwelling unit are permitted uses in the zoning district;
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the new detached garage includes compatible materials to the primary building and are consistent within the Burbank Gardens Preservation District;
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 detached garage matches the original architecture of the existing house and will not be readily visible from the public right of way;
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 detached garage maintains the same siding and paint colors on the proposed new accessory structure and are consistent with the age and style of the existing residence;

6. The proposed exterior changes will not destroy or adversely affect important architectural features in that the detached structure is sympathetic to the original design of the main house by configuring similar exterior materials, and the will not be readily visible from the public right of way;
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 proposed new garage and accessory dwelling unit will not be readily visible from the public right of way;
8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 – New Construction or Conversion of Small Structures in that the proposal involves a negligible addition to an existing single-family residence.

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 December 21, 2023.
2. Obtain building permits for the proposed project.
3. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8 a.m. to 6 p.m. Saturdays. No construction is permitted on Sundays and holidays. 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.

This Minor Landmark Alteration Permit is hereby approved on December 21, 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