

## RESOLUTION NUMBER XXX

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR HBBARD MASTER SUITE AND ADU, LOCATED AT 629 MONROE STREET IN THE MCDONALD PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 180-810-019, FILE NUMBER LMA17-025.

WHEREAS, on February 21, 2018, the Cultural Heritage Board of the City of Santa Rosa considered the Landmark Alteration Permit, at which time it received written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Cultural Heritage Board of the City of Santa Rosa, after due consideration, investigation, and study made by itself and on its behalf and due consideration of all evidence and reports offered at said hearing does find and determine the following:

- A. The proposed project is consistent with the General Plan in that the changes implement Goal HP-B to preserve Santa Rosa's historic structures and neighborhoods by ensuring that the proposed alterations are compatible with the character of the structure and the neighborhood.

The proposed changes include a 436-square-foot addition and interior remodel to the rear of the main residence, demolition of the existing 563-square-foot detached two-car garage, and, the replacement the demolished garage with a new 462-square-foot detached two-car garage, with a 462-square-foot accessory dwelling unit above.

- B. The proposed project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation in that a report from William Mark Parry, Historic Architect and Architectural Historian, dated January 19, 2018, concludes that the proposed project includes both preservation and rehabilitation elements meeting the Standards for Treatment of Historic Properties in each category. Preservation elements include retaining the historic use and character of the property, while the addition will be clad with shingles to match the existing shingles on the residence, and board and batten above the water table to match the demolished garage.
- C. The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that the historic conditions will be matched as practical, including the existing door and window trim and finish materials.
- D. Granting the Landmark Alteration Permit for the Hibbard Master Suite and ADU would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

WHEREAS, the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and as proposed is considered to qualify for a Class 31 categorical exemption pursuant to Section 15331.

NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

1. Obtain a building permit consistent with the plans approved by the Cultural Heritage Board, dated received by the City of Santa Rosa on November 22, 2017.
2. Patched openings shall match identically existing adjacent siding.
3. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
4. All applicable building code requirements must be met including:
  - a. Obtain an inspection of the existing house proposed to remain to determine if any substandard housing conditions exist. Contact the Senior Building Inspector to arrange for the inspection.
  - b. Obtain a building permit for the proposed project.
5. Installation of a residential fire sprinkler system shall be required as part of this project. Note requirement on plans submitted for Building Permit.
6. All conditions described in Engineering Development Services Exhibit "A" dated January 29, 2018, attached herewith and incorporated herein.
7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 21<sup>st</sup> day of February, 2018, by the following vote:

AYES: (5) De Shazo, Fennell, DeBacker, McHugh, Galantine  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (2) Murphey, Purser

APPROVED: \_\_\_\_\_  
Stacey De Shazo, Chair

ATTEST: \_\_\_\_\_  
Patrick Streeter, Secretary