

# DRAFT

RESOLUTION NUMBER to be entered by secretary

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR EXTERIOR ALTERATIONS TO EXISTING RESIDENCE AND SITE FEATURES LOCATED AT 800 MCDONALD AVENUE IN THE MCDONALD AVENUE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 180-670-044, FILE NUMBER LMA18-003

WHEREAS, on June 20, 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 relocation and replacement of front door and elimination, relocation, or replacement of several windows, replacement of sliding doors with French doors, replacement of redwood decking with concrete porch and stairs, relocation of chimney, alterations to front yard gate posts and replacement of gate, alterations to existing fencing, and installation of water feature and outdoor sitting area meet the requirements set forth in the Zoning Code and Design Guidelines, in that the changes are compatible with the existing architectural style of the existing development and the neighborhood.
- B. The proposed project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation, in that the structure has been identified as a non-contributor to the McDonald Avenue Preservation District, and the standards were applied in terms of compatibility with surrounding properties and district-wide. The proposed alterations are consistent with the architectural style of the residence and overall reflect the character defining neighborhood elements of the District.
- C. The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties, in that the proposed changes to the existing house and site features at 800 McDonald Avenue maintain the structural form of the original house and maintain the existing roofline. The existing rhythm, setbacks, and general proportion will not be altered. Additionally, the upgraded materials and thoughtful landscaping will improve the aesthetics of the parcel, and positively impact the surrounding neighborhood.
- D. Granting the Landmark Alteration Permit for exterior alterations to the existing residence and site features and addition of new site features would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety,

Resolution No. \_\_\_\_\_

# DRAFT

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 1 categorical exemption pursuant to Section 15301.

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 February 10, 2018.
2. Construction hours shall be limited to 7:00am to 7:00pm, Monday through Friday; and, 8:00am to 6:00pm on Saturdays. No construction is permitted on Sundays or on 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.

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 20th day of June, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

ATTEST: \_\_\_\_\_  
Kristinae Toomians, Secretary