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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 CONSTRUCTION OF A NEW APPROXIMATELY 1,789-SQUARE- FOOT DETACHED SINGLE-FAMILY DWELLING AND A DETACHED GARAGE WITH A SECOND STORY ACCESSORY DWELLING UNIT IN THE WEST END PRESERVATION DISTRICT LOCATED AT 124 W. 6th STREET IN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-166-044, FILE NUMBER LMA19-010

WHEREAS, on May 15, 2019, the Cultural Heritage Board of the City of Santa Rosa considered the Concept 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, provided comments and recommendations regarding the conceptual project to be incorporated into the formal submittal; and

WHEREAS, on August 21, 2019, 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 new 1,789 square-foot detached single family dwelling unit on a previously developed parcel complies with all Zoning Code regulations, reflects character defining elements of the applicable preservation district with regard to the size of the proposed structure, the front porch element, exterior building materials and windows, orientation to the street, design and location of required on-site covered parking, and the depth of front and side corner yard setbacks.
- B. The proposed project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation in that specific standards are not provided for new or infill construction.
- C. The proposed project is consistent with the applicable guidelines from the *Processing Review Procedures for Owners of Historic Properties*, in that the scale, mass, and size are appropriate for the lot size and reflective of similar adjacent structures, the entrance is oriented toward the street, windows and doors on main façade are consistent with the established rhythm of existing single-family designs, the front and corner side setbacks appropriately locates the structure in relationship to the lot

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dimensions and other adjacent setbacks, the accessory structure on site is located to the rear of the property, and materials and architectural details and decorative features are consistent with vernacular design exhibited in the preservation district.

- D. Granting the Landmark Alteration Permit for a new 1,789 square-foot single-family dwelling and detached garage to replace a fire damaged single-family dwelling and an accessory garage of a similar size 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 3 Categorical Exemption under CEQA Guidelines Section 15303 in that the project is construction of one new single-family residence, which is the maximum allowable on this legal parcel, and the City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines section 15300.2.)

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. Comply with all Engineering Development Services conditions of approval contained in the attached Exhibit "A," dated July 26, 2019.
2. Comply with the plans approved by the Cultural Heritage Board, dated received by the City on June 19, 2019.
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. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
5. Obtain building permits for the proposed project.
6. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
7. 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 21st day of August, 2019, by the following vote:

AYES:

NOES:

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ABSTAIN:
ABSENT:

APPROVED: _____
Casey Edmondson, Chair

ATTEST: _____
Kristinae Toomians, Secretary