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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 TO REMODEL, RESTORE, AND REPLACE STRUCTURES FOR THE PROPERTY LOCATED AT 403 BROWN STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-262-001; FILE NUMBER LMA19-007

WHEREAS, on May 7, 2019, Planning and Economic Development received Landmark Alteration Permit application seeking approval for exterior modifications, including removal of the second story and a building addition at the southwest corner of the primary dwelling unit, and the addition of a new garage with attached studio; and

WHEREAS, on October 16, 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 exterior modifications are consistent with the original architectural style of the historic residential structure. A historic analysis, prepared by Lilly Bianco, dated May 6, 2019, concluded that:

All modifications proposed preserve the essential character defining features of the building and proposed new construction at property side and rear, including detached accessory structures, and feature a simplified compatible design that is largely consistent with what exists, thereby retaining the integrity of the subject property and ensuring that the historic relationship of the property to the surrounding district is maintained.”

- B. The proposed project is consistent with applicable standards from the Secretary of the Interior's Standards for Rehabilitation. The historic analysis, referenced above, found the project consistent with each of the ten standards for rehabilitation in that it will retain the historic significance of the subject property, and will not have a negative impact on nearby historic properties, other landmarks or the Burbank Gardens Preservation District as a whole.
- C. The proposed project is consistent with the applicable guidelines from the Processing Review Procedures for Owners of Historic Properties in that the addition to the residence is located in an area that is not readily visible from the street and will not visually overpower the original structure; the garage/studio unit has been placed in back of the dwelling unit; and the six-foot wood fence is placed 14-feet behind the sidewalk decreasing the degree of non-conformity and does not obscure either street-facing elevation of the primary dwelling.

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- D. Granting the Landmark Alteration Permit for exterior modifications 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 in that the proposed modifications are relatively minor in scope and will not affect any nearby properties.
- E. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):

Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt as it involves a minor alteration to an existing residential structure.

The project is also categorically exempt pursuant to CEQA Guidelines Section 15302 in that it involves the construction of a replacement garage and studio on the same site, in the same general location, and will have substantially the same purpose and capacity as the recently demolished structure.

The project is also categorically exempt pursuant to CEQA Guidelines Section 15303 in that involves the construction of a small structure and conversion of an existing residential structure.

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. 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.
2. Obtain building permits for the proposed project.
3. Plan sets submitted for building permits shall match those approved by the Cultural Heritage Board, unless modified as otherwise described in this approval.
4. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
5. Addressing shall be illuminated premise identification provided per City standards.
6. Both the main house and the ADU shall be required to be protected by automatic fire sprinkler system in accordance with Santa Rosa City Code, California Fire Code and California Residential Code.
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.

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REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 16th day of October 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
Casey Edmonson, Chair

ATTEST: _____
Kristinae Toomians, Secretary