

RESOLUTION NO. LMA19-024

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION FOR EXTERIOR MODIFICATIONS FOR THE PROPERTY LOCATED AT 615 JEFFERSON STREET, SANTA ROSA, APN: 010-161-016

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your minor Landmark Alteration Permit has been granted based on your project description to make exterior modifications, including the replacement of siding, trim and windows on the north and south (side) elevations, and plans received on March 17, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed changes are consistent with the original architectural style and details of the primary dwelling, which has been identified as a contributor to the West End Preservation District. Exterior changes are proposed to the lower level of both the north and south (side) elevations, and replacement materials have been selected in keeping with the existing/original materials. The area of repair is located on the ground floor, behind an existing fence, and is not readily visible from the public right-of-way; and
- The proposed change is compatible with any adjacent or nearby landmark structures or preservation district structures in that the areas where exterior changes are proposed are not readily visible from the public right-of-way; and
- The proposed colors, textures, materials, fenestration, decorative features and details are consistent and/or compatible with the time period of the building's construction, and/or adjacent structures in that all replacement materials have been selected to be compatible with existing materials including wood siding, window trim designed to match the original window trim found on other elevations of the primary dwelling, and the presumed coal chute on the south elevation will be preserved; and
- The proposed change will not destroy or adversely affect an important architectural feature or features. The home, built in or about 1905, was constructed with wood lap siding, wood window trim, and an opening for what is believed to be a coal chute on the south elevation. All new windows will be constructed with wood framing clad with fiberglass, and wood trim. The coal chute will be retained; and
- The project is consistent with the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision). The structure will continue to be used for its original use; there are no negative impacts on any nearby landmarks or the surrounding West End preservation district; no character-defining architectural elements will be lost or destroyed as part of the project; and none of the proposed changes are readily visible from the public right-of-way; and
- The project is consistent with development standards for the R-1-6-H (Single-family Residential, within the Historic combining district) zoning district in that none of the proposed changes will change any building standards in terms of setbacks, lot coverage, or building height; and

- The project is consistent with applicable General Plan policies in that the proposed changes are compatible with the character of the primary residential structure and the area in which changes are proposed are not readily visible from the public right-of-way.
- The project has been properly noticed and no public hearing has been requested; and
- 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 because it involves minor alterations and repair to an existing structure.

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.**

1. A building permit is required.
2. All windows shall be single- or double-hung, constructed of wood clad with fiberglass, and trimmed to match the original wood window trim.
3. All siding shall be replaced with wood lap siding to match existing siding.
4. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sunday and holidays.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. 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 Landmark Alteration is hereby approved on this 2nd day of July 2020 provided conditions are complied with and work has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
 ANDY GUSTAVSON, ZONING ADMINISTRATOR