

## RESOLUTION NO. LMA20-014

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION FOR 238-SQUARE FOOT BEDROOM ADDITION FOR THE PROPERTY LOCATED AT 238 CARRILLO STREET, WITHIN THE RIDGEWAY PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 180-740-058**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your minor Landmark Alteration Permit to add a 238 square foot bedroom addition in the southwest side of the existing residence, four-foot from the side yard, with three new windows and a sliding glass door has been granted based on your project plans dated May 10, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- A. The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section [20-12.020](#); and
- B. The proposed exterior changes implement the General Plan in that the proposed 238 square foot rear addition is for an existing single-family residence; and
- C. The proposed exterior changes are consistent with the original architectural style and details of the building in that the new addition is sided with stucco to match the existing siding and no part of the new addition will be above the height of the existing structure; and
- D. The proposed exterior changes are compatible with any adjacent or nearby landmark/historic structures that have been identified as contributors to the respective district in that the proposed addition with windows and door are located on the southwest side of the property where they are screened by the house and fencing and are not readily visible from the public right-of-way; and
- E. The proposed exterior changes are consistent and/or compatible with the textures, materials, fenestration, decorative features and details of the time period of the building's construction. A historic evaluation report, prepared by Mark Parry, dated March 19, 2021, indicates that *"The colors, textures, materials, fenestration, and decorative features and details as proposed are consistent with the period, and are compatible with the historic resource."*; and
- F. The proposed exterior changes will not destroy or adversely affect important architectural features. The historic report states that *"The proposed windows are of a superior proportion to the exiting to be removed and more sensitive to the historic architecture. The entire addition will be in line with the exiting exterior wall, infilling of this inside corner, and will not be visible from the street."*; and
- G. The proposed exterior changes are consistent with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving,

Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision) in that the Historic Report analysis the changes in compliance with the Secretary of Interior Standards for Rehabilitation and the proposed project conforms to the Secretary of the Interior's Standards for Rehabilitation; and

- H. The reduced four-foot side setback for the addition will not significantly impair the residential privacy of the adjacent property. The new addition aligns with the existing wall on the west side and is separated by a residential fence. The four-foot side yard setback will not destroy or adversely affect an important architectural feature or features within the Ridgeway Preservation District in that the reduced setback is compatible with the existing setting within the District;
- I. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303(e), the Project is categorically exempt because it involves a negligible addition an existing single-family residence.

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. Obtain Building permits for the proposed project.
2. 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.
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.

This Landmark Alteration is hereby approved on this 17<sup>th</sup> day of June 2021, 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