

RESOLUTION NO. LMA21-002

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR LANDMARK ALTERATION APPLICATION FOR THE ACCESSORY STRUCTURE REBUILD PROJECT FOR THE PROPERTY LOCATED AT 729 WHEELER STREET WITHIN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-252-022

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your minor Landmark Alteration Permit to rebuild an accessory structure that was destroyed by a falling tree to be approximately the same size, height, shape and in the same location has been granted based on your project description and official approved exhibit dated February 12, 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](#) in that the accessory structure is an allowed use within the R-1-6-H (single-family residential-historic) zoning district, and the reduced setback is allowed within the -H combining district in Zoning Code [20-28.040\(E\)\(4\)](#); and
- B. The reduced setback will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use in that the replacement structure is to be located in the same location as the previously destroyed structure and no windows are proposed that face the adjacent property to the east; and
- C. The reduced setback enhances and protects the historic development pattern of the preservation district or any adjacent contributing properties and that approving a reduced setback facilitates a superior project in that the location of the accessory structure is in the same location as the previously destroyed structure and the location of the structure with reduced setbacks is typical of properties located in the Burbank Gardens Preservation District; and
- D. The proposed exterior changes implement the General Plan and any applicable specific plan in that the replacement of the previous residential accessory structure and implements General Plan Policy HP-B, which preserves Santa Rosa's historic structures and neighborhoods; and
- E. The proposed exterior changes are consistent with the original architectural style and details of the building in that the replacement accessory structure will match the previous accessory structure and use similar horizontal lap siding as the main structure on the property; and
- F. The proposed exterior changes are compatible with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district in that the style and location of the accessory structure implements

the Burbank Garden Preservation District standards for architecture and site planning;
and

- G. 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 in that the replacement building will be similar to the previously destroyed accessory structure and the lap siding matches the existing residential bungalow-style;
and
- H. The proposed exterior changes will not destroy or adversely affect important architectural features in that the project replaces a previously destroyed accessory structure and the proposal does not include alterations to the main residential structure on the property; and
- I. 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 project does not propose work to be done to any existing buildings and is accessory in use to the existing residence; and
- J. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15302 and 15303 the Project is categorically exempt because it involves the replacement of a previously destroyed accessory structure in the same location for the same use.

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. Plans submitted for building permit must be consistent with the plans approved by the Zoning Administrator, dated July 1, 2021.
- 2. Obtain a building permit for the proposed project.
- 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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
- 5. 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 1st day of July, 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