

RESOLUTION NO. LMA21-009

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION FOR A NEW DETACHED GARAGE WITH AN ACCESSORY DWELLING UNIT ON THE SECOND FLOOR, LOCATED AT 748 MILL STREET, SANTA ROSA, APN: 009-272-010

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Landmark Alteration Permit for a new detached garage with an Accessory Dwelling Unit on the second floor has been granted based on your project description and official approved exhibit dated April 22, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed change is consistent with the original architectural style and details of the primary building in that the garage conversion introduces compatible materials to the building that are consistent with the historic materials of contributing structure within the Burbank Gardens Preservation District;
- The proposed change is compatible with any adjacent or nearby landmark structures or preservation district structures in that garage matches the original architecture of the existing house and will not be readily visible from the public right of way;
- 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 the addition maintains the same siding and paint colors on the proposed new accessory structure and are consistent with the age and style of the existing residence;
- The proposed change will not destroy or adversely affect an important architectural feature or features in that the detached structure is sympathetic to the original design of the main house by configuring similar exterior materials, and the will not be readily visible from the public right of way;
- The project is consistent with the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision) in that the proposed addition is in keeping with the existing home and exterior materials, and the new garage and ADU will not be readily visible from the public right of way;
- The project is consistent with the applicable Planned Development PD 0226-H Zoning Standards and General Plan policies, and the project has been properly noticed and no hearing has been requested; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under

Section 15303 – New Construction or Conversion of Small Structures in that the proposal involves a negligible addition to 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. 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. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8 a.m. to 6 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.
6. Comply with Engineering Development Services Exhibit A, dated July 1, 2021, and attached hereto and incorporated herein.

This Landmark Alteration for a new garage with an Accessory Dwelling Unit on the second floor is hereby approved on this 5th day of August 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