

## **RESOLUTION NO. LMA21-013**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE CALDERON DECK IN THE REAR YARD FOR THE PROPERTY LOCATED AT 224 WEST 7<sup>TH</sup> STREET, WITHIN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-162-002; FILE NO. LMA21-013**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Landmark Alteration Permit to legalize an existing wooden deck with a roof in the rear of the property located at 224 W. 7<sup>th</sup> Street, has been granted based on your project description and official approved exhibit dated received June 4, 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 deck complies with all development standards of the Zoning Code and is allowed within the West End Preservation District with approval of a Minor Landmark Alteration Permit; and
- B. The proposed exterior changes implement the General Plan and any applicable specific plan in that the deck is a normal part of a single-family residence, which enhances the use of the property and contributes to high quality housing and is not a detriment to the existing preservation district; and
- C. The proposed exterior changes are consistent with the original architectural style and details of the building in that the use of wood is typical for the time period of similar deck materials and does not interfere with the aesthetics of the original architectural style; and
- D. 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 wooden deck with corrugated metal roofing is similar to existing similar structures within the district and does not alter any nearby landmark structures or other contributors to the West End Preservation District; 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 in that the wood styling and simple lines are similar to the existing design of the single-family residence; and
- F. The proposed exterior changes will not destroy or adversely affect important architectural features in that the project includes a Historic Consistency Evaluation by Alice Duffee, an Architectural Historian, dated August 6, 2021, which concluded that the deck presents no adverse effect on either the individual historic home or its surrounding district; 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 Consistency Evaluation, dated August 6, 2021, concluded that the project is consistent with all applicable Secretary of Interior Standards; and
- H. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Sections 15301 and 15303 in that the Project is categorically exempt because it involves an addition that does not exceed 50% of the existing structures floor space, and the deck is considered an accessory 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. 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 7<sup>th</sup> day of October, 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