

RESOLUTION NO. LMA21-014

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR LANDMARK ALTERATION APPLICATION FOR NEW EXTERIOR STAIRS AND DECK FOR AN ABOVE GARAGE STUDIO FOR THE PROPERTY LOCATED AT 910 SPRING STREET, WITHIN THE MCDONALD PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 180-670-012. FILE NO. LMA21-016

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your minor Landmark Alteration Permit to replace existing exterior stairs to a granny-unit above a detached garage and add a new 47 square-foot deck at the second-story entrance has been granted based on your project description and official approved exhibit dated August 20, 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 stairs are necessary for safe use of the building and the deck faces internally into the single-family lot and is an allowed use; and
- B. The proposed exterior changes implement the General Plan and any applicable specific plan in that the stairs are necessary for access to the second story unit for a single-family residential use, and the new deck is consistent with single-family residential structures; and
- C. The proposed exterior changes are consistent with the original architectural style and details of the building in that the deck and new stairs are made of redwood, which is consistent with the original stairs and craftsman style of the structure; 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 surrounding homes are of craftsman and bungalow styles similar in design as the proposed Project; 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 original stairs are of redwood material, which is the same material proposed for the new stairs and small deck at the upstairs entrance and is similar to the materials used on the existing primary accessory structures; and
- F. The proposed exterior changes will not destroy or adversely affect important architectural features in that the stairs and deck face inward toward the main lot of the existing home and do not require removal of any important architectural feature for installation; 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 replacement stairs are of the same material and similar in design to the original stairs, and the new redwood deck does not preclude the ongoing maintenance of the existing home, which is a contributor to the McDonald Preservation District; and
- H. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301 in that the project involves installation of replacement stairs and a new deck as part of 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. Obtain a building permit for the proposed project.
2. Plans submitted for building permit must be consistent with the plans approved by the Zoning Administrator, dated November 4, 2021.
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 minor Landmark Alteration to replace existing exterior stairs to a granny-unit above a detached garage and add a new 47 square-foot deck at the second-story entrance to is hereby approved on this 4th day of November, 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