

RESOLUTION NO. LMA21-014

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION FOR A ROD IRON FENCE WITH GATE TO SECURE THE COVERED ENTRYWAYS FOR THE PROPERTY LOCATED AT 439 & 447 COLLEGE AVENUE, WITHIN THE RIDGWAY PRESERVATION DISTRICT ASSESSOR'S PARCEL NUMBER 180-760-067 & -068, FILE NO. PRJ21-018 (LMA21-014)

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your minor Landmark Alteration Permit to install a new rod iron fence with gate to secure the front entryways has been granted based on your project description and official approved exhibit dated July 26, 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 fence is allowed in the CG-H (General Commercial-Historic) zoning district; and
- B. The proposed exterior changes implement the General Plan and any applicable specific plan in that the fencing with gate secure an existing commercial property; and
- C. The proposed exterior changes are consistent with the original architectural style and details of the building in that metal rod iron fencing is a typical design and material used around the 1960s era when the building was constructed; 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 fence and gate does not detract from the surrounding structures within the 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; and
- F. The proposed exterior changes will not destroy or adversely affect important architectural features in that the fencing and gate can be removed in the future and does not destroy or remove any architectural features of the site; 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 fencing and gate does not remove any architectural features and is compatible with the materials of the original building while not matching the original design; and

- H. 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 in that the project involves installation of a fence and gate, which is an accessory structure to the main building.

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 November 4, 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 for a new rod iron fence with gate to secure the covered entryways 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