**RESOLUTION NO. ZA-2024-028**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR LANDMARK ALTERATION PERMIT FOR THE SOMERVILLE GARAGE AND REMODEL FOR THE PROPERTY LOCATED AT 522 ORCHARD STREET SANTA ROSA, APN: 009-051-014, FILE NO. LMA23-006**

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Landmark Alteration Permit application to allow the proposed project described above; and

WHEREAS, the Minor Landmark Alteration Permit approval to allow the proposed project is based on the project description and official approved exhibit date stamp received July 10, 2024; and

WHEREAS, the matter has been properly noticed as required by Section 20-58.020.D.2.a and no request for a public hearing has been received.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-58.060.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020 in that the proposed changes comply with all development standards of the Zoning Code and the Cherry Street Preservation District.
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that the proposed changes are in keeping with the historic character of the original structure and the primary structure, and the surrounding neighborhood. The proposed exterior materials, including stucco siding, wood trim, and single/double hung windows, used for the addition implement General Plan Policy HP-B, which encourages the preservation of Santa Rosa's historic structures and neighborhoods.
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the proposed addition will utilize original design elements of the existing house such as wood trim along the new windows and doors and brick trim on the columns.
4. 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. Pursuant to Zoning Code Chapter 20-28, the proposed changes implement the Cherry Street Preservation District standards for architecture and site planning by using character-defining elements such as stucco, two-story structures, and wood window trim, which are similar to the primary dwelling.
5. 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 stucco, wood window trim, and steep-pitched roofs are incorporated into the design.

6. The proposed exterior changes will not destroy or adversely affect important architectural features in that the proposed addition is in keeping with the original historic features of the primary dwelling and garage.
7. 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). The property's original residential use is not proposed to change; the new additions and exterior alterations will incorporate distinctive materials, finishes, and features, and will complement the scale and massing of the primary structure.
8. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt from CEQA because it involves a remodel and expansion of a small structure.

REDUCED SETBACK FINDINGS (ZONING CODE SECTION 20-28.040.E.4.c)

9. 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 proposed addition to the garage is adjacent to a parking area and has been conditioned to include opaque glass for windows facing the neighboring property; and

10. The reduced setback enhances and protects the historic development pattern of the preservation district or any adjacent contributing properties and approving a reduced setback facilitates a superior project in that the setbacks of the proposed project adhere to the same setbacks as the original home and garage. Other original homes and accessory structures within the Cherry Street Preservation District adhere to similar setbacks, built up to the property line.

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.**

Conditions of Approval

1. New outdoor lighting shall comply with Zoning Code Section 20-30.080.
2. Windows on the garage structure that face the property to the south shall be opaque glass.
3. No vinyl windows shall be installed.
4. Plans submitted for building permit must be consistent with the plans approved by the Zoning Administrator, date stamp received July 10, 2024.
5. Obtain building permits for the proposed project.

6. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sunday and holidays.
7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. 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 Permit is hereby approved on August 1, 2024. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR