

RESOLUTION NUMBER CHB-2024-002

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR VARIOUS EXTERIOR RENOVATIONS TO THE EXISTING STRUCTURE LOCATED AT 410 SANTA ROSE AVENUE IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-262-015, FILE NUMBER LMA23-008

WHEREAS, on September 22, 2023, the Project application was submitted to Planning and Economic Development requesting exterior modifications, including new wall siding, new steel windows with divided lites, a new plastered wall and stairway at the southeast side of the structure, a new entry door and second level steel balconies, to the existing mixed-use structure at 410 Santa Rosa Avenue, also known as Assessor's Parcel No. 009-262-015, and

WHEREAS, on April 11, 2024, a Neighborhood Meeting was held; and

WHEREAS, on June 19, 2024, the Cultural Heritage Board of the City of Santa Rosa considered the Landmark Alteration Permit, at which time it received written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Cultural Heritage Board of the City of Santa Rosa, after due consideration, investigation, and study made by itself and on its behalf and due consideration of all evidence and reports offered at said hearing does find and determine the following:

- A. The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020; and
- B. The proposed exterior changes implement the General Plan and Downtown Station Area Specific Plan in that the changes implement General Plan Goal HP-B to preserve Santa Rosa's historic structures and neighborhoods by ensuring that the proposed exterior renovations are compatible with the character of the structure and the surrounding neighborhood. The Project would provide housing within the Downtown Station Area and will have an energizing effect on the downtown by putting residents within walking distance of services; and
- C. The proposed exterior changes are consistent with the original architectural style and details of the structure. The existing structure is not designated as a contributor to the Burbank Gardens Preservation District and the proposed exterior renovations will revitalize the structure and the Project will utilize materials and elements similar to the original material 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. The existing structure is in serious need of repair and the proposed changes will bring it into compliance with current Building Code Requirements. The

properties to the north, west, and south are developed with structures that are also not identified as contributors to the District, and the changes are not readily visible from other areas within the 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 structure's construction. The structure is not identified as a contributor to the District and proposed changes will incorporate materials and elements similar to the original material with subtle changes; and
- F. The proposed exterior change will not destroy or adversely affect important architectural features. The structure is not a contributor to the District and the proposed changes will significantly enhance the structure, which is in serious disrepair, with respect to scale, design, form, and use of materials. Additionally, the Project will not alter the orientation or size of the structure; 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 Structures (2017 Revision) in that the structure is not a contributor to the District and proposed exterior modifications will incorporate materials and elements similar to the original material with subtle changes; and
- H. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):
  - Pursuant to CEQA Guidelines Section 15301, the Project qualifies for a categorical exemption because it proposes repairs to an existing structure.
  - Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt because it involves the conversion of an existing small structure from one use to another where only minor modification are made in the exterior of the structure.

NOW, THEREFORE BE IT RESOLVED, the Cultural Heritage Board of the City of Santa Rosa does hereby approve the Landmark Alteration request subject to the following conditions:

1. Obtain Structure permits for the proposed project.
2. Private onsite improvements related to the underground fire main and fire sprinkler lines will be a deferred submittal to the Fire Department for application, review, and permit issuance.
3. Plans submitted for structure permit must be consistent with the plans approved by the Cultural Heritage Board, dated June 19, 2024.

4. 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 or holidays.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of structure permit review and approval.
7. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

REGULARLY PASSED AND ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 19<sup>th</sup> day of June 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: \_\_\_\_\_  
Brian Meuser, Chair

ATTEST: \_\_\_\_\_  
Susie Murray, Secretary