

## **RESOLUTION NO. ZA-2023-047**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR LANDMARK ALTERATION PERMIT FOR THE WINDOW MODIFICATIONS FOR THE PROPERTY LOCATED AT 642 OAK ST, SANTA ROSA, APN: 009-331-030, FILE NO. LMA23-002**

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Landmark Alteration Permit application to allow the proposed removal of two windows, replacement of a door with a window, and replacement of a window with a door; and

WHEREAS, the Minor Landmark Alteration Permit approval to allow the proposed project is based on the project description and official approved exhibit dated June 14, 2023; 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 for the PD-0225-H – Planned Development Historic Zoning District by continuing with the single-family residential use that is predominant in the Planning Development as listed in the Policy Statement;
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that the proposed changes, including the removal of two windows and the replacement of a door with a window and a window with a door, are in keeping with the historic character of the building and surrounding neighborhood, and the proposed exterior materials 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 changes will keep all design elements and the current architectural style of the existing house;
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 in that, pursuant to Zoning Code Chapter 20-28, the proposed changes implement the Burbank Garden Preservation District standards for architecture and site planning by using character-defining elements such as horizontal wood for the siding of the home, white fiberglass windows and doors, and cedar trim;
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 the window will be replaced by French doors, the flashing will all be

galvanized steel, and the trim, siding, and flashing will all be painted to match the existing color;

6. The proposed exterior changes will not destroy or adversely affect important architectural features in that only minor changes are proposed. The removed windows will be replaced with horizontal wood siding, the door to be removed will be replaced with a window that is consistent with architecture of the home's original time period, and the window located along the east elevation will be replaced with French doors;
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) in that the exterior alterations will not destroy historic materials and features that characterize the property. The work will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment;
8. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under CEQA Guidelines Section 15301 in that the proposed changes are minor alterations to an existing private 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.**

#### Conditions of Approval

1. Plans submitted for building permit must be consistent with the plans approved by the Zoning Administrator, dated June 14, 2023.
2. Obtain building permits for the proposed project.
3. 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. 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 Permit is hereby approved on September 7, 2023. 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: \_\_\_\_\_  
SUSIE MURRAY, ZONING ADMINISTRATOR