

## **RESOLUTION NO. ZA-2024-014**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR LANDMARK ALTERATION PERMIT FOR AN ATTACHED REAR DECK REPLACEMENT FOR THE PROPERTY LOCATED AT 653 CHARLES STREET, SANTA ROSA, APN: 009-265-023, FILE NO. LMA24-003**

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 (LMA) approval to allow the proposed project is based on the project description and official approved exhibit date stamp received January 25, 2024; and

WHEREAS, the matter has been properly noticed as required by Section 20-58.060.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 remodel of the deck increases enjoyment of the home and matches the overall design of the dwelling. Also, the project complies with setbacks and other applicable standards set forth in the Zoning Code;
2. The proposed exterior changes implement the General Plan and any applicable specific plan in that the remodel of the deck increases the livability and enjoyment of the dwelling by providing a private gathering area in the backyard. Additionally, the General Plan Land Use Designation is Low Density Residential, and rear yard decks are common in this neighborhood;
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the proposed deck will add railings that matches the original architecture of the dwelling and will complement the main dwelling's color and cedar siding;
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 the railing components are similar to other railings in the neighborhood, and the deck looks similar to front porches observed in the neighborhood;
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 deck is utilizing the same color and cedar siding that matches the house;

6. The proposed exterior changes will not destroy or adversely affect important architectural features in that the proposed project is a new deck, which is similar in size, and is located at the back of the building where it is not visible from the public right of way;
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 construction of the proposed deck can be seen as "contemporary re-creation;"
8. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15302, (New Construction or Conversion of Small Structures) the project is categorically exempt from CEQA because the proposed project is a replacement of the existing deck.

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 January 25, 2024.
2. Obtain building permits for the proposed project.
3. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:00 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 April 18, 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