

RESOLUTION NO. ZA-2023-033

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR LANDMARK ALTERATION PERMIT FOR THE MONROE ADDITION FOR THE PROPERTY LOCATED AT 818 MONROE STREET, SANTA ROSA, APN: 180-680-036, FILE NO. LMA23-001

WHEREAS, in the 1970's, an unpermitted, 378 square foot addition was constructed at 818 Monroe Street; and

WHEREAS, the current owner purchased the home in a distressed condition and is working with the City to correct illegal issues; and

WHEREAS, Zoning Code Section 20-58.060 requires a Minor Landmark Alteration Permit for an addition to the side or rear of a building not readily visible from the street within a Preservation District; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Landmark Alteration Permit application to legalize an existing addition of 378 square feet, which was constructed without a Landmark Alteration Permit; and

WHEREAS, the Minor Landmark Alteration Permit approval to allow the proposed project is based on the project description and official approved exhibit dated received January 18, 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 additions not visible from the street are allowed in historic preservation districts with the benefit of a Minor Landmark Alteration Permit. In addition, the existing addition complies with the development standards for the PD-0226-H (Planned Development Historic District) in which it is located; and
2. The proposed exterior changes implement the General Plan in that the proposed 378 square foot addition is an existing, unpermitted structure which expands the footprint of the single-family residence in an area identified by the General Plan for Low Density Residential uses; and
3. The proposed exterior changes are consistent with the original architectural style and details of the building in that the wood siding is consistent with Cherry Street's neighborhood character and the main dwelling, and the proposed window trim will mimic the existing historic window trim on the structure; and

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 roof of the addition matches the existing garage's sloped roof and the windows and surrounding trim will be replaced to reflect the design of the historic structure; and
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 roof has an enclosed soffit, which was typical of the style in the 1900s, and the windows are being replaced to include a sill and will include a design similar to the existing historic windows on the residence. In addition, the pattern and material of the addition siding is similar to the historic component of the structure; and
6. The proposed exterior changes will not destroy or adversely affect important architectural features in that the exterior changes are not easily visible from the street, and the doors, windows, and siding is being replaced to resemble that of the primary dwelling; and
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 addition was constructed in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired, and the new addition is differentiated and compatible with historic materials and features; and
8. The proposed 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 scope of work consists of a negligible expansion of the existing use.

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 18, 2023.
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 June 15, 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