

RESOLUTION NUMBER 241

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR ALTERATION/REBUILD OF THE EXISTING NON-CONFORMING DETACHED GARAGE LOCATED AT 630 B STREET, ASSESSORS PARCEL NUMBER 010-014-003, FILE NUMBER LMA 07-048

WHEREAS, on January 16, 2008, 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:

The rebuild of the existing garage maintains the basic architectural style, siting, and relation of the existing garage on the property and is therefore consistent with the existing character of the property.

The design of the altered garage will remain virtually unchanged from the existing character and therefore will remain compatible with adjacent structures in the St. Rose Preservation District. The rebuild of the detached garage will slightly increase the degree of non-conformity by moving the rear (east) wall one foot closer to the east property line. However, as viewed from the street this change is not visible and is therefore consistent with the existing conditions.

The proposed alteration of the garage uses colors, textures, and materials to match the existing main house.

The proposed rebuild will reconstruct the existing detached garage, removing structural damage, and improving the condition of the accessory building. The simple structure will be rebuilt consistent with the character of the main home on the property and will not destroy any important architectural features.

The proposed project is consistent with applicable standards from the Secretary of the Interiors Standards for Rehabilitation in that the historic character of the single-family home is retained and preserved, the proposed new garage is consistent with the original material in design, texture, and visual character, and proposed changes do not destroy character defining features of the building.

The proposed use is allowed within the PD (downtown historic residential) zoning district and complies with all applicable provisions of this Zoning Code and the City Code with the exception of the substandard street setbacks along the north and east property lines.

The existing residential use of the property is legally existing non-conforming with the underlying General Plan designation of Retail and Business Services and no change to the use or intensification of the use is proposed. The project is consistent with General Plan policies to preserve Santa Rosa's historic structures and neighborhoods.

The design, location, size, and operating characteristics of the detached garage would be compatible with the existing and future land uses in the vicinity.

The site is physically suitable for the detached garage structure and associated use of the structure as accessory to the single-family residential use of the property. Existing access and utilities would be maintained.

Granting the Landmark Alteration Permit for alteration and rebuild of the existing non-conforming detached garage would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

WHEREAS, the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and as proposed is considered to qualify for a Class 1 categorical exemption pursuant to Section 15301.

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 a building permit consistent with the plans approved by the Cultural Heritage Board, dated November 27, 2007.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. All exterior materials on the reconstructed garage shall match existing main home.
5. The Board's preference is that horizontal siding be used on the North elevation of the garage. However, if this is not feasible and T-1-11 siding is used, it shall be 5/8" plain T-1-11.
6. The gable vents on the East and West elevations of the garage shall match the gable vents on the main residence.

DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 16th day of January, 2008, by the following vote:

AYES: (7) Chairman Flock, Vice Chairman Much, Board Members Barron-Thomas, Garrett, Henrikson, Jessen, Treviño
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

APPROVED: _____

Dan Flock, Chairman

ATTEST: _____

Heather Hines, Secretary