

RESOLUTION NUMBER 261

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A SIGN PERMIT FOR JACKSON'S BAR & OVEN LOCATED AT 135 4th STREET IN THE RAILROAD SQUARE PRESERVATION DISTRICT, APN:010-074-013, FILE NUMBER SI 09-077

WHEREAS, on October 7, 2009, the Cultural Heritage Board of the City of Santa Rosa considered the Sign 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 project, as conditioned, will not constitute a nuisance or be injurious or detrimental to the public health, safety, or general welfare in that, as conditioned, no nuisance has been found to exist;

The proposed project, as conditioned, complies with Chapter 20-38 (signs) of the Zoning Code allowing two signs for the multi-tenant building located on a corner lot, including one projecting sign within the size allowances for the 19 lineal of primary frontage on 4th Street and one wall sign within the size allowances for the 96 lineal feet of secondary frontage on Davis Street;

The proposed project, as conditioned, is consistent with the sign criteria as outlined in the Railroad Square Plan in that both signs are consistent with the type, size, materials, and colors of other sign on 4th Street and within Railroad Square and in that both signs are oriented to the pedestrian;

The proposed project, as conditioned, is consistent with the applicable standards outlined in the Processing Review Procedures for Owners of Historic Properties in that the signs are limited, include a simple color palette, and are consistent with the pedestrian nature of the Railroad Square Preservation District;

The proposed project, as conditioned, is consistent with the applicable standards outlined in the City of Santa Rosa Design Guidelines in that the signs are unobtrusive, constructed of compatible materials, and limited in size and number; and

The size, location, and design of the signs allowed for the building located at 133/135 4th Street are visually complementary and compatible with the scale and architectural style of the building and the surrounding contributing structures within the Railroad Square Preservation District.

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 11 categorical exemption pursuant to Section 15311.


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

1. A building permit is required. Building permits for sign installations shall be separate permits from other building permits issued for construction and may require approval of an encroachment permit for signs projecting over the public right-of-way.
2. The inside edge (closest to the building) of the sign face shall not project more than 12 inches from the façade of the building, in compliance with Table 3-10 of the Zoning Code;
3. Construction drawings for the projecting sign shall be review and approved by Planning Staff prior to the issuance of the building permit.
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.
6. The materials, colors, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Cultural Heritage Board. Any future alterations, expansions, remodeling, etc., will be subject to review and approval of the Cultural Heritage Board.
7. Sign shall be durably constructed and continually maintained in accordance with the approved plans.
8. This sign approval shall be valid for one year. If construction has not commenced within one year from date of approval this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.

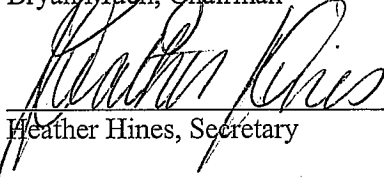
DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 7th day of October, 2009, by the following vote:

AYES: (5) DeBacker, Flock, Garrett, Much, Nieto, Stoural
 NOES: (0)
 ABSTAIN: (0)
 ABSENT: (1) Jessen

APPROVED: _____


 Bryan Much, Chairman

ATTEST: _____


 Heather Hines, Secretary