

RESOLUTION NO. LMA10-001

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION TO ALLOW AN ADDITION TO THE REAR OF THE SINGLE FAMILY HOME LOCATED AT 303 HEWITT STREET, SANTA ROSA, APN: 010-153-006**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Landmark Alteration Permit has been granted based on your project description and official approved exhibit dated February 26, 2010. The Santa Rosa Zoning Administrator has based its action on the following findings:

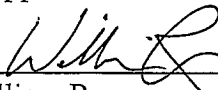
- The proposed change is consistent with with the original architectural style and details of the building in that all materials proposed to be used in the project design.
- The proposed change is compatible with any adjacent or nearby landmark structures or preservation district structures in that the proposed use, addition, and repairs will maintain the historic character and materials, as well as the use of the site and structure.
- The proposed colors, textures, materials, fenestration, decorative features and details are consistent and/or compatible with the time period of the building's construction, and/or adjacent structures in that all materials proposed for use in the addition and repairs to the structure are to match the existing materials and design of the structure and the surrounding homes.
- The proposed change will not destroy or adversely affect an important architectural feature or features in that the addition is proposed to the rear of the home where modifications to the original building materials have already been made. This addition will replace these un-original materials with materials matching the original design and construction of the home.
- The project is consistent with the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision) in that the siding, and roofing to be replaced will match the design and materials of those used in the original construction of the home. Existing windows on the rear façade are proposed to be used as the windows for the new addition. The proposed design has identified, retained, and preserved existing architectural features and materials that are important in defining the historic character of the home and has incorporated these into the design or proposes replacement materials that are consistent.
- The project is consistent with the applicable Zoning Code Standards, Design Guidelines, and General Plan policies for modifications to, restorations of, historic homes and the project has been properly noticed and no hearing has been requested.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 Categorical Exemption.

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.**

1. A building permit is required for any demolition, construction, or change of use on the site.
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. A City Standard driveway approach is to be constructed on the Polk Street frontage for garage access to the public street and must be indicated on plans submitted for building permit review. The driveway is to be per City Standard 252, 12 feet wide, and conform to the existing edge of pavement. Existing drainage flow on Polk Street is not to be blocked with the driveway conform paving.
5. Work in Public Right of Way will require an encroachment permit form Public Works.
6. All siding, roofing, and trim materials are required to be of the same dimension and style as the original siding, roofing, and trim. Any existing non-original siding or trim material in the rear of the structure is to be replaced as a part of this project. Materials and their locations must be clearly identified on plans submitted for building permits.
7. This decision also permits the like-for-like replacement of any damaged and/or deteriorated siding existing on the main structure and the garage. Any repair work for the front façade, including the existing front porch, must be like for like construction and any modifications to the design of the front façade will trigger Major Landmark approval by the Cultural Heritage Board.
8. The existing windows are proposed for use on the new addition. If these windows are not used, replacement windows are to of the same dimensions and materials of the existing windows on the front and street side facades of the home unless otherwise approved by the Planning Department.
9. Repair and/or replacement of the existing Polk street gate is required to provide access to the covered parking to be located within the garage. Parking spaces required per City of Santa Rosa Zoning Code Standards must be indicated on plans submitted for building permits.

This Landmark Alteration is hereby approved on this 18<sup>th</sup> day of March 2010 provided conditions are complied with and work has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.



William Rose  
Zoning Administrator