

RESOLUTION NO. ZA-2022-010

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT TO CONSTRUCT A SWIMMING POOL, POOL DECK, AND RETAINING WALL IN HILLSIDE DEVELOPMENT AREA FOR AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 3935 HANSFORD COURT, SANTA ROSA, APN: 173-500-028 - FILE NO. HDP21-012

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Hillside Development Permit to construct a swimming pool, pool deck, and retaining wall in a hillside area has been granted based on your project plans stamped received by the City of Santa Rosa on September 14, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- A. Site planning minimizes the visual prominence of the hillside development by taking advantage of existing site features for screening including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features in that the proposed swimming pool and retaining walls are located behind the existing house and fence, and will not be readily visible from the right-of-way or neighboring properties; and
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the installation of the retaining walls around the pool will confine grading to the shape of the pool and minimize the need for slope grading up the hill from the pool; and
- C. Site development does not alter slopes of 25 percent or more except in compliance with Section 20-32.020.B (Applicability-Limitation on hillside development) in that the existing slopes in excess of 25 percent are from the reconstruction of the existing residence (previous residence was destroyed in the 2017 Tubbs Fire) in areas that are not visible to the public due to screening by existing fencing and the primary residence; and
- D. Project grading respects natural features and visually blends with adjacent properties in that the swimming pool and retaining wall design is close to the existing residence and does not extend unnecessarily into the natural terrain behind the residence, which minimizes the construction footprint and retains existing, surviving trees and shrubs outside of the construction footprint; and
- E. Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography in that the pool design incorporates retaining walls as a means of stepping into the hillside, and the location of the proposed pool close to the existing residence minimizes the expansion of flat area needed for the pool; and
- F. The proposed project complies with the City's Design Guidelines in that the proposed design takes advantage of the existing residence and fence to screen the new pool and retains existing, surviving trees and shrubs for shade as much as possible. With the proposed pool sited at the same level as the residence, the

swimming pool design preserves vistas, does not cause silhouettes, does not recontour the hillside, and minimizes grading. The swimming pool creates zero view impacts and utilizes retaining walls to eliminate long cut slopes; and

- G. The proposed project complies with Zoning Code Section 20-32.060 (Hillside Development Standards) and all other applicable provisions of the Zoning Code; and
- H. The proposed project is consistent the General Plan and any applicable specific plan in that single-family residential development is supported by the Very Low-Density General Plan Land Use and the proposal consists of the construction of a residential accessory structure; and
- I. The establishment, maintenance, or operation of the use would not under the circumstances of the particular case be detrimental to the public health, safety, or general welfare in that the proposed swimming pool and deck area is a reasonable use of a single-family dwelling and is required to comply with all applicable laws and regulations; and
- J. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 for construction of an accessory residential structure in a residential zone.

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. Compliance with all conditions included in the Exhibit A prepared by Engineering Development Services (EDS) dated October 12, 2021.
2. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
3. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
4. All grading shall be designed to blend into the natural contours of the site. Slope grading and contour grading techniques shall be utilized. All disturbed areas shall be revegetated with native plants to the maximum extent possible.
5. If drainage and or grading work requires work in the public right of way or public easements an Encroachment Permit shall be required and the Building Permit for that work shall not be issued until the Encroachment Permit is applied for.

This Hillside Development Permit for the construction of a swimming pool, deck, and retaining walls in a Hillside Development Area is hereby approved on this 3rd day of February, 2022 for

two years provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDREW TRIPPEL, ZONING ADMINISTRATOR

Attachment 1: Exhibit A, prepared by EDS dated October 12, 2021.