

RESOLUTION NO. ZA-2022-047

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR A 1,388-SQUARE FOOT DETACHED GARAGE FOR THE PROPERTY LOCATED AT 2808 CANYONSIDE DRIVE SANTA ROSA, APN: 182-020-040, FILE NO. HDP19-019

WHEREAS, the Santa Rosa Zoning Administrator has completed the review of your Minor Hillside Development Permit application to allow the proposed 1,388-square foot detached garage. While the plans also show a 1,118 square foot Accessory Dwelling Unit (ADU), ADUs are exempt from planning entitlements, and therefore, this Hillside Development Permit does not apply to the proposed ADU; and

WHEREAS, on September 1, 2022, the Zoning Administrator held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Minor Hillside Development Permit approval to allow the proposed project is based on the project description and official approved exhibit date stamp received July 5, 2022; and

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-32.060.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. 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 arrears, and other natural features. Specifically, the structure would be placed on the downhill area of the site with portions of the structure being placed on areas with slopes more than 10 percent while most of the structure is proposed on areas of the site with less than a 10 percent slope, and no trees will be removed to allow construction.
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the structure is mostly located on the area with a slope less than 10 percent, where the existing playground is located. However, a portion of the required driveway alignment is located in an area with a slope greater than 10 percent.
3. 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). Minor portions of the driveway and the structure located on areas with slopes more than 25 percent are in compliance with Section 20-32.020.B in that the development is not placed on a ridgeline and does not interrupt the view of the skyline from a major public viewpoint.
4. Project grading respects natural features and visually blends with adjacent properties in that the grading for the project would be minimal and the project is located down the hill and will not be visible from any major public viewpoint.

5. Building pad location, design, and construction avoid large areas of flat pads, and building forms will be stepped to conform to site topography in that the proposed structure takes advantage of the existing grades, avoiding large areas of flat pads and is proposed on an existing playground area that is already flat.
6. The proposed project complies with the City's Design Guidelines in that the proposed garage is accessory to the single-family residence and is similar to other accessory structures within the neighborhood. Also, the project location is taking advantage of the existing flat area, no trees will be removed from the site, and the height of the structure will be lower than the current house on the site.
7. The proposed project complies with the requirements of Chapter 20-32 and all other applicable provisions of this Zoning Code in that the proposed garage is accessory to the single-family residence, and the structure complies with the development standards of the subject zoning district and Chapter 20-32.
8. The proposed project is consistent with the General Plan and any applicable specific plan in that the single-family residence and accessory structure is allowed in the Very Low-Density Residential land use.
9. The establishment, maintenance, or operation of the use will not under the circumstances of the particular case be detrimental to the public health, safety, or general welfare in that the proposed garage is an accessory residential use.
10. 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(e) in that the project consists of the construction of an accessory structure (garage).

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. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
2. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. 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.

4. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
5. Obtain building permits for the proposed project.
6. The building permit for the garage conversion to game room shall not be issued prior to approved close-in inspection for the Garage/ADU.
7. A Residential Fire Sprinkler System will be required for the garage/ADU. If the main house is being remodeled and is considered a “Substantial Improvement” per City Ordinance 18-44.202 then it will also require sprinklers.
8. New ADU/garage is located in the Wildland Urban Interface; ensure project is compliant with all local amendments including the requirements for an Ignition Free Zone around the home for landscaping.
9. Fire Department access roads (driveway) shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Access roads shall be 16 feet wide, 13’-6” clear height and be able to support the imposed load of a fire apparatus weighing up to 75,000 lbs. A reduced width access may be considered based on topography and other factors.
10. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus based on City Street Design Standards and the 2019 California Fire Code Appendix D.
11. The project is subject to the building codes, fire codes, and local ordinances in effect at time of building permit application. The next code cycle is scheduled to go into effect on January 1, 2023.

This Minor Hillside Development Permit is hereby approved on September 1, 2022. 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: _____
SHARI MEADS, ZONING ADMINISTRATOR