

RESOLUTION NO. ZA-2022-045

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE GILLET RESIDENCE FOR THE PROPERTY LOCATED AT 980 MADELYNE CT, SANTA ROSA, APN: 031-370-011

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Hillside Development Permit to construct a new single family dwelling unit at 980 Madelyne Ct. has been granted based on your project description and official approved exhibits submitted June 14, 2022. The Santa Rosa Zoning Administrator has based this action on the following findings:

- Site planning minimizes the visual prominence of the hillside development by taking advantage of existing site features for screening including existing tree clusters, topography, setbacks, and other natural features;
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more;
- 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);
- Project grading respects natural features and visually blends with adjacent properties;
- Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography;
- The proposed project complies with the City's Design Guidelines;
- The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code;
- The proposed project is consistent the General Plan and any applicable specific plan;
- 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; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Exemption under §15303(a) in that the project is to construct a single-family home and detached 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.**

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 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.
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. Comply with all conditions of approval in EDS Exhibit A dated April 11, 2022.

This Hillside Development Permit for a new single family home and detached garage at 980 Madelyne Ct. is hereby approved on this 18th day of August, 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: _____
SHARI MEADS, ZONING ADMINISTRATOR