

RESOLUTION NO. ZA-2022-053

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR FERRARO DEVELOPMENT CORP. RESIDENCE FOR THE PROPERTY LOCATED AT 3796 SAINT ANDREWS DR, SANTA ROSA, APN: 173-650-021, FILE NO. HDP22-010

WHEREAS, on April 12, 2022, the Planning and Economic Development Department received an application for a Hillside Development Permit to construct an approximately 5,845-square foot, single-family residence in an area with greater than ten percent slopes; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Hillside Development Permit application to allow the proposed project described above; 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 April 12, 2022; and

WHEREAS, the matter has been properly noticed as required by Section 20-32.060.E.2.a and no request for a public hearing has been received.

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 in that the development site is located on the flattest portion of the site and is screened from most off-site vantage points by the changes in topography on and around the site.
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that development will conform to existing site topography as much as possible with minimal grading done outside of the building site. The project plans have been reviewed by City staff and the project has been conditioned appropriately.
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) in that the areas to be graded where the slope is greater than 25 percent are few and will not be visually prominent. The majority of the land area with a slope of greater than 25 percent is located close to the rear property line and will not be disturbed.
4. Project grading respects natural features and visually blends with adjacent properties in that very minimal grading is proposed beyond the building envelope and in the immediate development area and the footprint of the home is designed to follow the contours of the hillside.

5. Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography. The lower portion of the structure is built into the hillside; the footprint of the home bends to follow the contours of the hillside; the vertical elements of the rear downslope elevation are visually broken with a second-story deck; and as a condition of approval, the gable roof projecting over a portion of the rear deck will be lowered to conform to the topography of the site.
6. The proposed project complies with the City's Design Guidelines in that the proposed building location and design is sensitive to site features and protects native vegetation outside the building site, and through building design will minimize grading on the site.
7. The proposed project complies with the requirements of this Chapter and all other applicable provision of this Zoning Code in that the proposed single family detached dwelling is permitted within the PD 72-001N-RC Zoning District, and has been reviewed by City staff for compliance with the Zoning Code and the district's policy statement in terms of setbacks, building height and lot coverage.
8. The proposed project is consistent with the General Plan and any applicable specific plan in that the applicable Planned Development zoning and the proposed use are consistent with the Low Density Residential General Plan land use designation, which is intended primarily for single-family residential development.
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 project would establish a residential use of the same type and intensity as the other residential uses in the area, and the on-going residential use will not create, nor is it associated with, an activity which will be detrimental to the public health, safety, or general welfare of the people living or working in the area.
10. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under CEQA Guidelines Section 15303 in that it involves the construction of a single family detached dwelling.

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

PLANNING

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 5:00 p.m. Saturday. No construction is permitted on Sunday 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. The gable roof projecting over the second story deck on the rear elevation shall be modified to conform to the slope of the site and avoid a looming silhouette as viewed from down-slope public vantage points by reducing its height approximately two feet so the eave-line of the gable roof is no higher than the eave-line of the primary roof.
5. The building materials, elevations, and appearance of this project as presented for issuance of a building permit, shall be the same as that approved by the Zoning Administrator. Any future additions, expansions, or remodeling will be subject to review and approval of the Planning Division or appropriate review authority.
6. All landscaping and associated irrigation approved by the City shall be installed prior to certificate of occupancy.
7. Building permit application shall include plan for tree replacement/mitigation in compliance with [17-24.050](#), with replacement trees planted on site.

FIRE

1. The project is subject to the fire codes and local amendments in effect at the time of building permit application. The applicable codes are changing on January 1, 2023.
 - a. This includes access and water supply.
2. Deferred submittal required for Fire Sprinkler System.
3. Ensure landscape plans are compliant with Ignition Free Zone in local amendments of Chapter 49 of the California Fire Code and amending California Building Code section 4906.3.1

BUILDING

1. 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.
2. Obtain building permits for the proposed project.

ENGINEERING

1. Comply with all conditions listed in EDS "Exhibit A" dated July 12, 2022.

This Minor Hillside Development Permit is hereby approved on September 15, 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

ATTACHMENTS:

1. EDS “Exhibit A”, July 12, 2022