RESOLUTION NO. ZA-HDP22-002

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 and received 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 topography and site features for screening, including locating the proposed home and garage near the edge of the tree line on-site and avoiding higher elevations on-site, and within existing front and exterior side yard setbacks along the adjacent streets (White Oak Dr and Madelyne Ct);
- Site development minimizes alteration of the existing topography by using a stepped foundation (not a pad graded foundation) for the home and using the back wall of the garage as a retaining wall. Also, site drainage patterns are maintained with the proposed grading plans, and the removal of vegetation on-site in areas having slopes of 10 percent or more is reduced by using these foundation and retaining wall design features;
- The proposed site development does not alter slopes of 25 percent or more, except in small areas under and immediately adjacent to the proposed home. The project is consistent with Zoning Code §20-32.020.B because: The site is not on a hillside or ridgeline in which the proposed structures would interrupt the view of a skyline from a major public viewpoint; The site does not contain any visually sensitive areas visible from a public area; no driveways are proposed on slopes of 25% or greater; portions of the site to be disturbed by grading and having slopes of 25% or greater are not readily visible from the right of way to the private streets and are insignificant in area;
- Project grading respects natural features by protecting large areas of trees and visually blending with adjacent properties with the design of the proposed home and garage;
- The project uses a pier and grade beam foundation which follows the existing site slopes and minimizes pad grading; and, the use of the rear garage wall as a retaining wall minimizes grading and helps retains trees. Therefore, the house foundation system and garage pad location design, and construction avoids large areas of flat pads and building foundation forms will be stepped to conform to site topography;

- The proposed project complies with the City's Design Guidelines by protecting large areas of vegetation, maintain existing drainage flows, avoiding steep slopes and unstable areas on-site; placing buildings to place some existing vegetation in the foreground and a majority of vegetation in the background (i.e., existing trees are used to screen the view of buildings from below. Vegetation above structures provide a backdrop and prevent buildings from silhouetting above ridgelines.

- The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code for the development of a single family home;
- The proposed project is consistent the General Plan goals and policies of Section 3-6 for Hillside Development because the project reduce grading by design, protects much of the natural vegetation, avoids development on skylines/ridgelines visible to the public, and maintains existing drainage patterns;
- 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