

RESOLUTION NO. _____

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA
APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR A TWO-STORY
SINGLE-FAMILY RESIDENCE FOR THE PROPERTY LOCATED AT 4030
BRIDLEWOOD COURT SANTA ROSA, APN: 173-820-001, FILE NO. HDP24-004**

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 June 24, 2024; 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 areas, and other natural features in that the proposed home is located on the flattest part of the hillside, and the existing trees on the site help screen the home;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the proposed structure is designed to minimize encroachment into areas that exceed 10 percent slope. City staff, including the Building Division and Engineering Development Service have reviewed the project and conditioned it 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), as shown on the site plan, page A-1 of the project plans;
4. Project grading respects natural features and visually blends with adjacent properties. The building is designed to fit the topography with the entire footprint in an area with less than 10 percent slope.
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 structure is placed in an area with less than 10 percent slopes;
6. The proposed project complies with the City's Design Guidelines in that the proposed residence will be placed in an area that minimizes site grading, preserves views of ridgelines, and protects native vegetation;

7. The proposed project complies with the requirements of Zoning Code Chapter 20-32, Hillside Development Standards, all other applicable provision of this Zoning Code, and the PD72-001G Policy Statement, and is in compliance with setbacks, building height, and lot coverage;
8. The proposed project is consistent the General Plan and any applicable specific plan in that the site is designated Very Low-Residential, which accommodates rural and hillside development within the Urban Growth Boundary and is intended for single family detached units;
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 has been reviewed by Engineering, Building and a the Fire Department, and the project is conditioned appropriately; and
10. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt from CEQA because the proposed project consists of one single-family home.

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. Compliance with Engineering Development Services Exhibit A, dated 12/05/2024, attached hereto and incorporated herein.
2. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
3. All tree removal shall be done in compliance with the Tree Ordinance, City Code Chapter 17-24.
4. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:00 p.m. Saturday. No construction is permitted on Sunday and holidays.
5. 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.

This Minor Hillside Development Permit is hereby approved on January 16, 2025. 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: _____
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"
12-05-24**

**New SFD
Bridlewood Ct (4030)
HDP24-004**

- I. Applicant's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. **The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building permit review and approval. Per City Code Section 18-12.015 (C), all residential additions are subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$100,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$100,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirement**
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 12-4-24:

PUBLIC STREET IMPROVEMENTS

1. An encroachment permit shall be obtained from the Planning and Economic Development Department Prior to performing any work within or adjacent to the public right-of-way. Any improvements proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

STORM WATER COMPLIANCE

2. Note on the plans submitted with the building permit application that "no debris, soil, silt,

bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are complete, any excess material or debris shall be removed from the work area.”

3. As applicable, the developer’s engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

GRADING

4. All drainage flows from improved areas and roof drainage leaders shall be directed to existing onsite drainage features. No concentrated flows outside of existing approved onsite drainage features will be allowed to cross property lines. All surface drainage from unimproved slopes shall reflect predevelopment conditions and sheet flow across property lines. Drainage plans shall be reviewed and approved under the building permit application.

BUILDING

5. 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.
6. Obtain building permits for the proposed project.

WATER AND WASTEWATER

7. If the proposed project includes the development of additional residential units such as an Accessory Dwelling Unit (ADU), additional water and sewer connection, processing and meter fees may be required and shall be determined during review of the building permit application. The applicant may contact the Water Engineering Services division at watereng@srcity.org to obtain a preliminary fee calculation. The fees referenced above do not apply to residential structures that are being rebuilt due to a natural disaster unless the previous units were served from a private well and septic system and the requested City connections are new
8. The water lateral and water meter providing service to the parcel must be sized to support any additional water demand created by the project. If the proposed project requires the installation of an automatic fire sprinkler system, the existing water service and water meter may need to be upsized. The water service and meter size shall be determined based on flow calculations submitted with the building permit application.
9. If the project is proposing the installation of new plumbing fixtures and the extension of the onsite sewer system cannot meet minimum slope requirements, the project shall incorporate an onsite private sewer lift pump system. Properties with sewage lift pumps are required to discharge to a City Standard 513 for one way lateral clean out, and City Standard 515 Discharge for Private Force Main.
10. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer

lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out must be performed under an encroachment permit.

11. Water meters shall be installed per the publish design and construction standards in effect at the time of building permit submittal. If the project is proposing an ADU of 750 square feet or greater, a separate domestic water meter shall be installed. Metering configurations will be reviewed under the building permit application.
12. The water services shall be protected with a double check valve backflow device per City Standard 874 if the project is required to install an automatic fire sprinkler system or if a booster pump and tank are incorporated into the project to increase water pressure . If a sewer ejector pump is required, a reduced pressure backflow device per City Standard 876 shall be installed.
13. If the project proposes the addition or modification of landscaping, landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015, shall be submitted with the building permit application.



A. R. Jesús McKeag

PROJECT ENGINEER