

RESOLUTION NO. HDP21-006

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR MAROVICH RESIDENCE FOR THE PROPERTY LOCATED AT 3855 ROYAL MANOR PLACE, SANTA ROSA, APN: 173-540-014

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Hillside Development Permit to add approximately 2,916 square feet to the fire rebuild of a 3,994 square foot single-family residence (including garage) destroyed by the Tubbs Fire in 2017, and the construction of a new swimming pool has been granted based on your project plans received and dated June 25, 2021. The total area of the new residence is 6,910 square feet (4,710 square feet living space, 737 square feet garage, and 1,463 square feet covered loggias and decks). The Santa Rosa Zoning Administrator has based this action on the following findings:

- A. 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 new addition follows the natural topography by maintaining a one-story height elevation from the Royal Manor Place street view, and stepping down the lower level of the proposed two-story residence to create stepping profile. Also, the new residence includes covered loggia and deck that are architecturally consistent with the new residence and help visually step the building down the slope;
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the proposed addition takes advantage of the existing site topography and minimizing grading by incorporating a stepped design. Also, adequate drainage would be provided to manage runoff on-site, and directed in a controlled manner to the drainage facilities of the nearest road wherever feasible, subject to the approval of the City Engineer. Additionally, landscape and irrigation plans in conformance with Santa Rosa's Water Efficient Landscape Ordinance will be submitted with the building permit application;
- C. 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 proposed addition will not be significantly higher than the previous residence. However, the foundation for the addition will increase the apparent height of the building from Crown Hill Drive but would be similar to other residence on the hills within the neighborhood. Additionally, the applicant has provided photomontages illustrating how the new residence would appear from public rights-of-way. The proposed addition would expand the previously destroyed house on an area that is not located on a ridgeline where would interrupt the view of the skyline from a major public viewpoint, therefore it would be

visually insignificant. Also, the project has been conditioned to add landscaping along Crown Hill Drive to reduce the visual impact of the new addition;

- D. Project grading respects natural features and visually blends with adjacent properties in that the overall design of the house is consistent with other dwellings in the neighborhood and in the general vicinity. The site is located on the hill within the neighborhood and the expansion will be screened with vegetation and neighboring properties have similar characteristics. The new swimming pool would be located on a lower area of the property and would not be visible from public right-of-way;
- E. Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography in that the proposed dwelling takes advantage of the existing grades, avoiding large areas of flat pads and steps down the slope, conforming with the natural topography;
- F. The proposed project complies with the City's Design Guidelines in that a low roof pitch is utilized and matches the similar slope of the lot. The changes in siding material, horizontal lap and board and batten, break up the vertical height of the structure on the downslope. Roofing, stone, siding, and trim colors will be used to blend with the natural color palette of the environment;
- G. The proposed project complies with the requirements of Chapter 20-32 and all other applicable provisions of this Zoning Code;
- H. The proposed project is consistent the General Plan and any applicable specific plan in that the single-family residence and accessory structures are allowed in a Very Low-Density Land Use;
- I. 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 revision is for an existing single family that currently complies with the required building code; and
- J. 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 in that the project is reconstruction of a new single family.

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. Obtain a building permit for the proposed project.
2. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.

3. 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.
4. 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.
5. Pursuant to City Code [Section 17-24.050](#), any tree removal required for development is subject to replacement. This requirement shall be fulfilled by planting replacement trees on-site which shall be shown on the landscape plans submitted for the Building Permit. The developer shall replace the 11 burnt or damaged trees on the property to be removed due to fire damage.
6. Final landscape plans shall show the addition of landscaping along Crown Hill Drive to reduce the visual impact of the new addition.
7. The roofing and siding colors shall be earth and darker color to blend in with the natural color palette of the surrounding site.
8. The property shall be protected with a residential fire sprinkler system in compliance with NFPA 13D.
9. The property shall provide premise identification/addressing in accordance with city standards. Minimum 4-inch illuminated and contrasting to background and visible from the street.
10. This parcel is in the Wildland Urban Interface area and shall comply with Chapter R327 of the California Residential Code, Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code and Chapter 12-7A of the California Referenced Standards Code.
11. The property shall comply with City of Santa Rosa weed abatement standards.

This Minor Hillside Development Permit for a new 6,910 square-foot residence and a new swimming pool is hereby approved on this 16th day of December 2021, 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: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR