

Hillside Development Permit For Accessory Structures

HDP23-006

4004 Split Rail Court

July 18, 2024

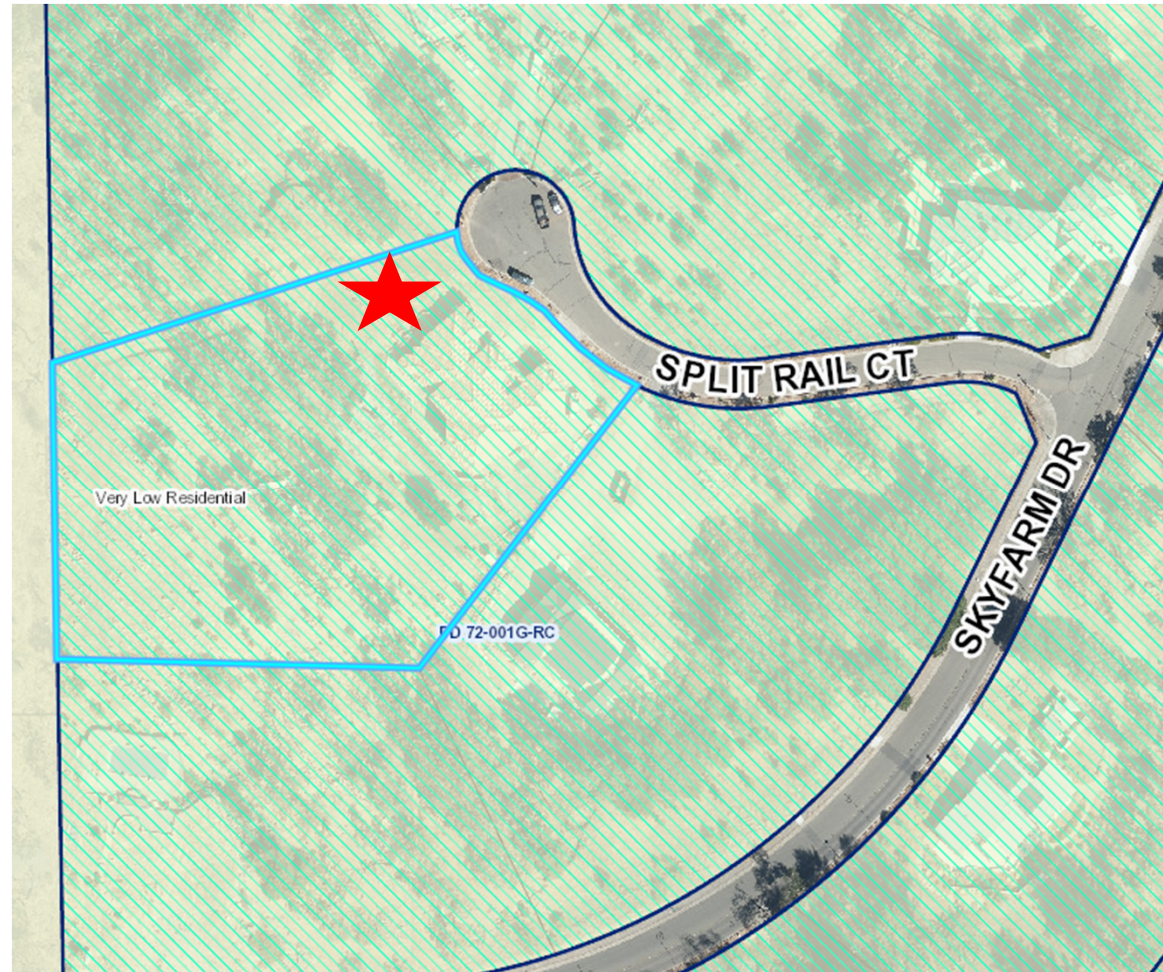
Suzanne Hartman, City Planner
Planning and Economic Development

4004 Split Rail Court



- Hillside Development Permit approval is required for all proposed development or a new land use on portions of the project site that have a slope of 10 percent or greater.
- Construction of the following:
 - Retaining wall
 - Pool house
 - Pool

- General Plan Land Use Designation: Very Low Density Residential
- Zoning District: Planned Development (PD 72-001G-RC)

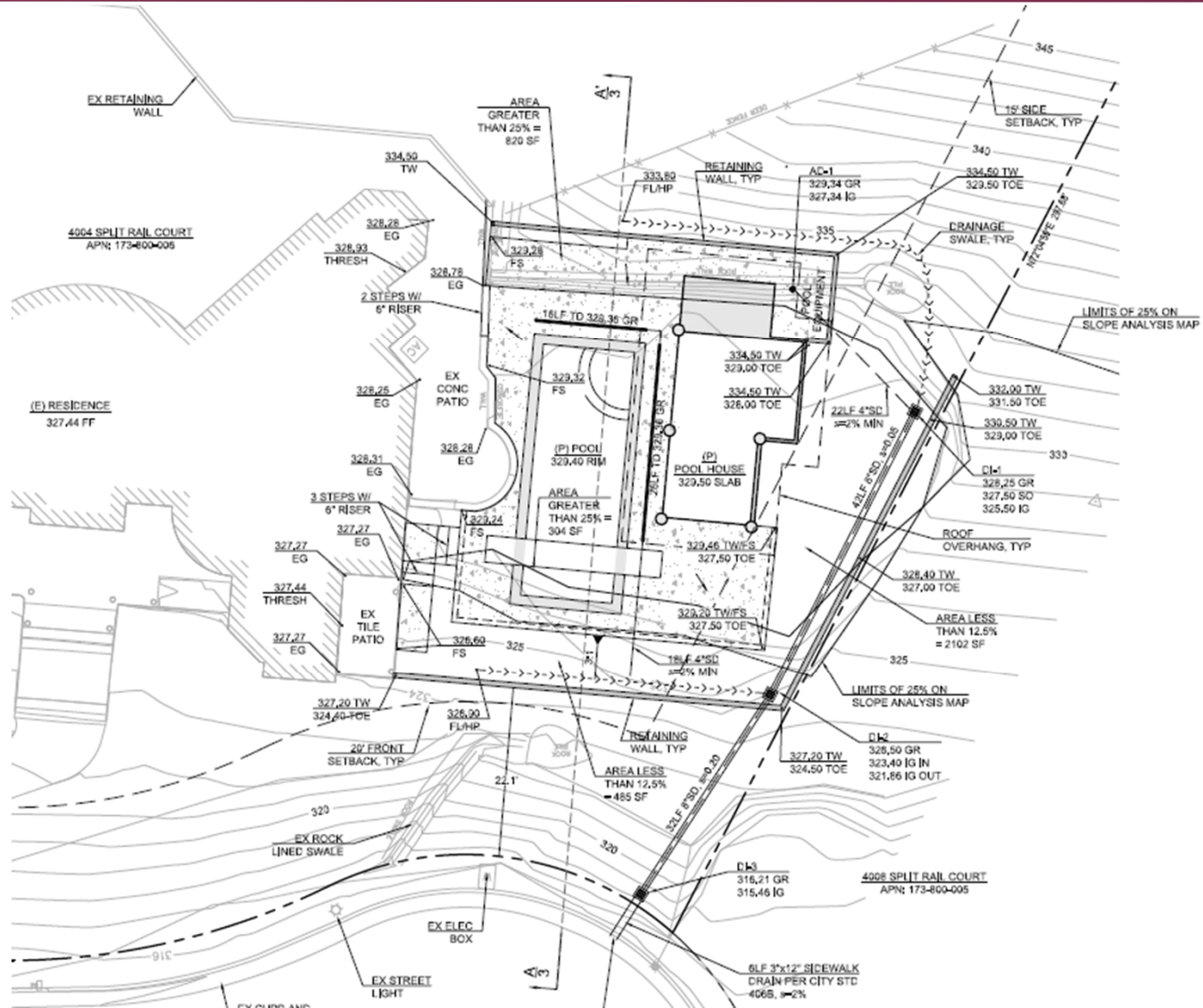


Existing Site Photos

Proposed Rendering



Proposed Site Plan





Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 categorical exemption under Section 15303.

- There are no unresolved issues as a result of staff review.
- Staff analysis has concluded that all findings can be made.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve, by resolution, a Hillside Development Permit to allow the construction of various accessory structures within a portion of the site with a slope of 10 percent or greater, located at 4004 Split Rail Court.

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