

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR AN IN-GROUND POOL FOR THE PROPERTY LOCATED AT 595 MONTCLAIR DR SANTA ROSA, APN: 153-310-002, FILE NO. PLN25-0224

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 dated received June 17, 2025; 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. Existing trees on the lot help screen the proposed pool, and no trees are proposed to be removed. Neighboring properties' vistas will not be impacted with the development of the pool;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more. The proposed location of the pool is in an area free of trees, and the location is on the flattest section of the rear yard;
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). The proposed pool minimizes alteration of topography and does not interrupt view of the skyline. The proposed in-ground pool is at the foot of the hill, not alternating slopes of 25 percent or more. The house screens the pool, and the pool will not be visible from public street view;
4. Project grading respects natural features and visually blends with adjacent properties. Trees in the backyard perimeter and the side yard fence to the south help screen the pool. There's a downward slope where the pool is proposed, and the pool seamlessly fits in the proposed location, not disrupting natural features;
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 proposed

location avoids flat pads, and the in-ground pool's retaining wall steps with the natural site's topography;

6. The proposed project complies with the City's Design Guidelines. The proposed project preserves vistas of ridge lines, avoiding structures silhouetted above the ridgeline, and preserves native vegetation on the hillside;
7. The proposed project complies with the requirements of this Chapter and all other applicable provision of this Zoning Code. Accessory structures and uses are permitted within the PD 0092 Zoning District;
8. The proposed project is consistent with the General Plan and any applicable specific plan. This is an accessory use for an existing single-family dwelling.
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. The proposed project consists of an allowable residential accessory structure that is found throughout the neighborhood. The project has been reviewed by Building, Engineering, and Fire, and conditioned appropriately;
10. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301 and 15303(e), the project is categorically exempt from CEQA because the proposed pool is an addition to the existing dwelling, and the pool is an appurtenant use to the main 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

1. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
2. Obtain building permits for the proposed project.
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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Minor Hillside Development Permit is hereby approved on January 15, 2026. 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: _____
CONOR MCKAY, ZONING ADMINISTRATOR