

RESOLUTION NO. HDP21-005

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT TO ENCLOSE A PORCH AND ADD A 140-SQUARE FOOT CANTILIVERED PORTH, AND DRIVEWAY MODIFICATION FOR THE SINGLE-FAMILY DWELLING LOCATED AT 3957 RINCON RIDGE DRIVE, SANTA ROSA, APN: 173-490-048

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Hillside Development Permit to revise plans previously approved on February 28, 2020, which: (1) incorporates the open porch into the primary residence on the Northeast side; (2) expands the footprint into an area with slope more than 10 percent; (3) includes an addition of 140 sf cantilevered porch; and, (4) modifies pre-fire driveway layout has been granted based on your project description and official approved exhibit dated May 6, 2021. 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 arrears, and other natural features in that the proposed addition is screened by the existing vegetation. Additionally, the proposed addition and modification to the driveway will not result in any building height or visual change; and
- 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 will not result in removal of any vegetation or alteration of drainage patterns and the project has been reviewed by the Engineering Department and no additional conditions or comments were received; and
- 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 attached patio will not expand the existing house silhouette. However, the foundation for the enclosed addition will increase the apparent height of the building from the street. Also, the majority of the modified driveway is on an area with slopes less than 10 percent; and
- D. Project grading respects natural features and visually blends with adjacent properties in that the site is located on the highest hill within the neighborhood and the modifications will be screened with vegetation and neighboring properties have similar characteristics; and
- 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 existing single family is already constructed and the new addition disturbs less than 200 square feet of an area with slope more than 10 percent; and
- F. The proposed project complies with the City's Design Guidelines in that the proposed use is an accessory use to the existing single-family and the location, materials, and design of the patio is compatible with and similar to other patios located on surrounding residential lots; and

- G. The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code; and
- 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; and
- 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 consists of minor modification to an existing single family 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.**

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. If drainage and or grading work requires work in the public right of way or public easements an Encroachment Permit shall be required and the Building Permit for that work shall not be issued until the Encroachment Permit is applied for.
6. For additional screening to reduce the apparent height of the building, provide dense landscaping with trees to screen the new foundation addition that will be visible from Chanterelle Circle.

This Hillside Development Permit for the revision to an approved single-family dwelling is hereby approved on this 19th day of August, 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