

RESOLUTION NO. HDP21-011

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A ONE-STORY, SINGLE-FAMILY RESIDENCE AT 794 LOS OLIVOS ROAD, SANTA ROSA, APN: 181-010-073

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Hillside Development Permit to allow construction of a new one-story, 3,112 square-foot single-family residence with an attached 794 square-foot, three-car garage and a 527 square-foot covered porch on an undeveloped parcel in areas of ten percent slope or greater has been granted based on your project information dated received on September 8, 2021, with revision dated received September 29, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

1. Site planning minimizes the visual prominence of the hillside development by taking advantage of existing site features for screening including tree clusters, significant depressions in topography, setback hillside plateau areas, and other natural features in that the dwelling, driveway and parking area are located along the western side of the property, which is a lower elevation than the houses fronting Los Olivos Road, but similar to existing home elevations to the east of the site. Furthermore, the building placement on the parcel minimizes the visual impact from the street and surrounding residences, with trees for screening and backdrop; and
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of ten percent or more in that the proposed residential development includes a building footprint that does not propose to significantly alter existing vegetation, and has been conditioned to prohibit the design of concentrated drainage flows that would negatively impact other properties; and
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) in that the proposed development is located on the outside of slopes greater than 25 percent on the parcel and is not located on a hillside or ridgeline where the structure would significantly interrupt the view of the skyline from a major public viewpoint; and
4. Project grading respects natural features and visually blends with adjacent properties in that the dwelling unit is located on the frontside of the parcel where it is screened by existing trees and contours with the natural slope and will not increase or disturb neighboring sight lines from previous conditions; and
5. Building pad location, design, and construction avoids large areas of flat pads and building forms are instead “stepped” to conform to site topography in that the ground floor follows the contour of the hillside and while the roofing design does not step entirely with the slope, the single-story element creates a sense of stepping that conforms to the natural site topography; and

6. The proposed project complies with the City's Design Guidelines in that the site design is appropriate for its location and use and is an identifiable and meaningful expression of the building's function with respect to the natural features of the site. The form and massing reflect originality, yet remain compatible with the surrounding neighborhood, and the landscaping is appropriate for the parcel as it provides visual enhancement of the site by creating a harmonious visual composition in combination with the architecture, is easily maintained, conserves water, and protects native vegetation where applicable; and
7. The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code in that a single-family dwelling is allowed in the R-1-6-SR (Single-Family Residential-Scenic Route) zoning district and the Project has been found in compliance with all applicable development standards including setbacks, lot coverage, and building height; and
8. The proposed project is consistent with the General Plan and any applicable specific plan in that the site is within an area designated as Very Low-Density on the General Plan Land Use Diagram, which allows for the construction of single-family dwellings at a density of 0.2 - 2.0 units per acre. The Project is proposed at a density of one-half unit per acre, which is within the allowable density. The site is not within a specific plan area; and
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 proposed use is a single-family residence in an area where this use is intended, is substantially surrounded by similar residential uses, is within an area where all services and utilities are available, and has been reviewed and conditioned by City Staff.

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. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
2. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. No construction is permitted on Sunday and holidays.
3. Compliance with Engineering Development Services Exhibit "A" dated October 12, 2021, attached hereto and incorporated herein.
4. Compliance with the Noise Ordinance, City Code Chapter 17-16.

5. Compliance with Outdoor Lighting development standards, Zoning Code Chapter 20-30.080.
6. Compliance with the Tree Ordinance, City Code Chapter 17-24.
7. Comply with all applicable Federal, State, County and City codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
9. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and along side of their lots.

This Hillside Development Permit to allow construction of a new one-story, 3,112 square-foot single-family residence with an attached 794 square-foot, three-car garage and a 527 square-foot covered porch on an undeveloped parcel in areas of ten percent slope or greater is hereby approved on this 2nd day of December 2021. If conditions have not been met or if work has not commenced within two years from approval date, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR

Attachment 1: Exhibit A - Engineering Development Services