

RESOLUTION NO. HDP21-004

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT TO REBUILD A SINGLE FAMILY HOME DESTROYED BY THE TUBBS FIRE AND EXPAND THE PRE-FIRE SQUARE FOOTAGE OF 2,624 SF TO 4,889 SF. LOCATED AT 3607 CRESCENT CIR, SANTA ROSA, APN: 173-600-013

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Hillside Development Permit to rebuild a single family home destroyed by the tubbs fire and expand the pre-fire square footage of 2,624 SF to 4,889 SF has been granted based on your project plans dated received April 6, 2021 and August 16, 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 single family dwelling takes advantage of the downward slope of the lot by siting the house to minimize the street level building height to what was similar to the pre fire single family dwelling, along with proposed landscape screening; and
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the originally proposed fill quantity has been reduced by nearly half during the project's review, and drainage has been conditioned to retain its pre-construction flow and direction along with respect to the Private Drainage Easement along the rear of the property; 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 single family dwelling remains in much of the pre fire footprint with minimal expansion in areas of 10% or more slope; 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 single family dwelling will be set lower in the lot to match the pre-fire building height; and
- F. The proposed project complies with the City's Design Guidelines in that the proposed single family dwelling considers setting a portion of the home within the hillside to reduce the height profile from the street; 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 single-family residential development is supported by the Very Low-Density General Plan 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 for construction of one single-family dwelling in a residential zone.

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 16th day of September, 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