

RESOLUTION NO. ZA-2022-046

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR REBUILD OF A SINGLE-FAMILY HOME FOR THE PROPERTY LOCATED AT 3507 HANOVER PLACE, SANTA ROSA, APN: 173-550-046, FILE NO. HDP22-011.

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 with a new accessory dwelling unit has been granted based on your project description and official approved exhibits dated May 19, 2022. The Santa Rosa Zoning Administrator has based this action on the following findings:

- Site planning primarily places the proposed new home in much the same location as the previously existing home, which minimizes the visual prominence of the hillside development by taking advantage of existing site features previously graded and disturbed pre- and post-Tubbs Fire of 2017. This review is limited to any new areas not previously disturbed on slopes 10 percent or greater, which includes: Portions of the new 3-car garage area together with the new attached ADU and grading proposed to the south, and ; The following rooms on the main floor – Hall 1, Bed 2, Bed 3, Library/Play, and Bath 2, and; – portions of the new covered patio (immediately west of the Great Room). The areas which are the subject of this permit are shown on the Site Plan Overlay submitted by the applicant; and
- The site planning takes advantage of the existing topography by stepping the roof line to follow existing contours from high (rear) to low (front) setback hillside plateau arrears, and other natural features; and
- Site development minimizes alteration of topography, drainage patterns, and vegetation on previously unaltered area of land on-site with slopes of 10 percent or more by use of retaining walls along the southern and southwest portions of the site (near the garage and mother-in-law unit) and by use of the t-footing and pier and grade beam foundation system, which reduces the need for grading. and
- Site development does not alter slopes of 25 percent or more except in compliance with Section 20-32.020.B. The areas to be altered having a slope of 25% or greater are immediately west of the 3-car garage with the attached ADU. Minor portions of the area having a slope greater than 25% are immediately adjacent to previously constructed areas. These newly disturbed areas will be graded for portions of the new building, but will not be visible from the public right of way along Hanover Place, and are not identified as a visually sensitive area; and
- Project grading respects natural features and visually blends with adjacent properties in that the t-footing and pier and grade beam foundation system and architectural design of the project reflects a design that that follows the terrain and makes use of areas previously graded before the Tubbs Nun Fire. It will also allow

the project to blend with adjacent properties based upon the location of improvements and the existing terrain. The garage is also developed with a retaining wall which reduces pad grading and is not reduces the overall height of the building relative to the street frontage; and

- Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography in the applicant is predominantly using a t-footing and pier and grade beam foundation system to avoid large, flat pads, the building areas evaluated with this application are predominantly single-story in elevation, and the hip roof design creates a stepped appearance by following the topography when viewed from the public right of way; and

The proposed project complies with the City's Design Guidelines in that: The project will not impact a visually sensitive open area and it is not along a highly visible ridgetop, Utilize retaining walls to reduce long cut and fill slopes; The project avoids excessive grading by using areas previously disturbed before the Tubbs-Nun Fire; the project provides for provide a side yard setback of 15 feet to allow for adequate drainage; and, the home will be constructed according to the City's Building and Landscaping Code requirements, which accounts for the use of sprinklers for fire suppression, the use of low combustible materials to meet the Wildland Urban Interface construction requirements, and will design the landscaping to lower the risk of fire hazard on site; and,

- The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code, including but not limited to setback requirements for Hillside areas; and
- The proposed project is consistent with the General Plan and any applicable specific plan because it minimizes grading impacts by use of retaining walls and the foundation system, and it will not impact a visually sensitive area or be placed along a ridgeline; and
- 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 because it maintains proper setbacks in a hillside area, it uses a foundation system and retaining walls to minimize grading and maintain existing drainage patterns, and it will comply with the City's Municipal Code, including Building Code requirements; and
- 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 will rebuild a previously existing single-family home with a new single-family home and ADU.

This entitlement would not be granted but for the applicability and validity of each 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 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.
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 conditions outline in the attached EDS Exhibit A, Dated August 16, 2022.

This Hillside Development Permit to rebuild a single-family home with a new accessory dwelling unit is hereby approved on this 18th day of August 2022 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: _____

SHARI MEADS, ZONING ADMINISTRATOR

Attachment: EDS Exhibit A – dated August 16, 2022