

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 3773 BOULDER POINT SANTA ROSA, APN: 173-450-004, FILE NO. PLN25-0361

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 August 25, 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. The proposed pool is placed in the rear yard, where it cannot be seen from Fountaingrove Parkway. Proposed and existing landscaping around the pool helps screen the project;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more. Development will conform to existing site topography as much as possible with minimal grading done outside of the project site. The site had previously been graded and developed with a patio prior to the 2017 Tubbs Fire;
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 is located on the hill where it only slopes down approximately 7 feet. The proposal minimizes the alteration of topography and does not interrupt view of the skyline, complying with Section 20-32.020.B of the City's Zoning Code by locating the proposed in-ground pool in the least visually prominent portion of the site. The development will not be visually prominent as there is landscaping proposed.
4. Project grading respects natural features and visually blends with adjacent properties. No trees are proposed to be removed, and the pool is in ground, visually blending it with the topography;

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 pool is inground, and slopes down approximately 6 feet, avoiding flat pads;
6. The proposed project complies with the City's Design Guidelines. The proposed pool is sensitive to site features, no trees are proposed to be removed, and grading is minimized;
7. The proposed project complies with the requirements of this Chapter and all other applicable provisions of this Zoning Code. Accessory structures and uses are permitted within the PD 93-004(B) Zoning District;
8. The proposed project is consistent the General Plan and any applicable specific plan. The proposed project is consistent with the General Plan, for it maintains view corridors, and pools are a typical accessory use for houses in a hillside area;
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 it has been 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