

Ferraro Development Corp. Residence

3796 Saint Andrews Dr

September 15, 2022

Sachnoor Bisla, City Planner Trainee
Planning and Economic Development

- 4850 sq. ft single-story, four bedroom, 3.5 bath
- Attached two-car garage with shop and daylight basement on downslope lot
- Main and lower level decks and patios at rear of residence
- Total 5845 sq. ft. for residence, garage, porch, and decks

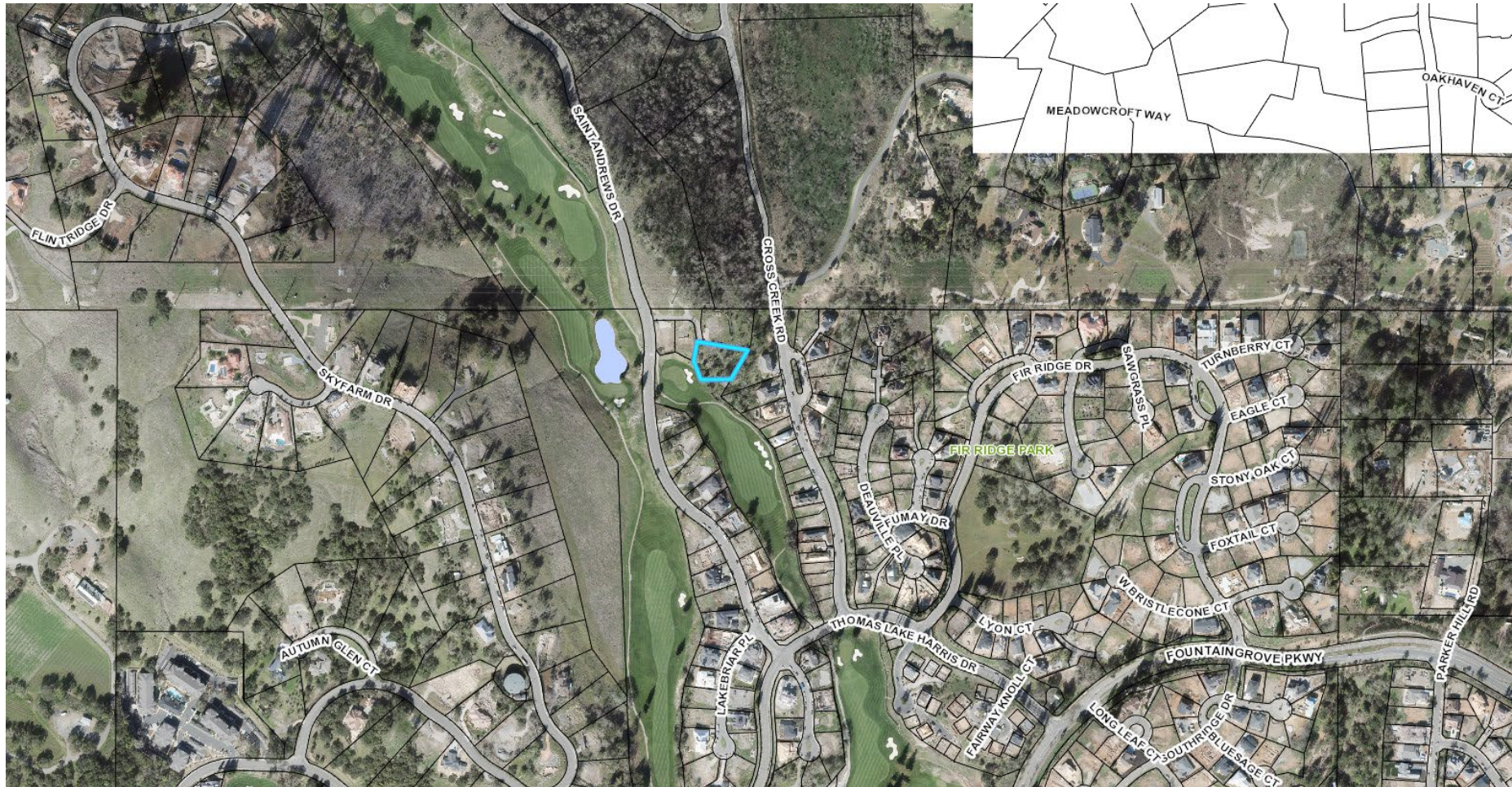
Required Entitlements: Hillside Development Permit

- Same plans were approved for a Hillside Development Permit in 2018 (HDP18-004)
- Permit expired

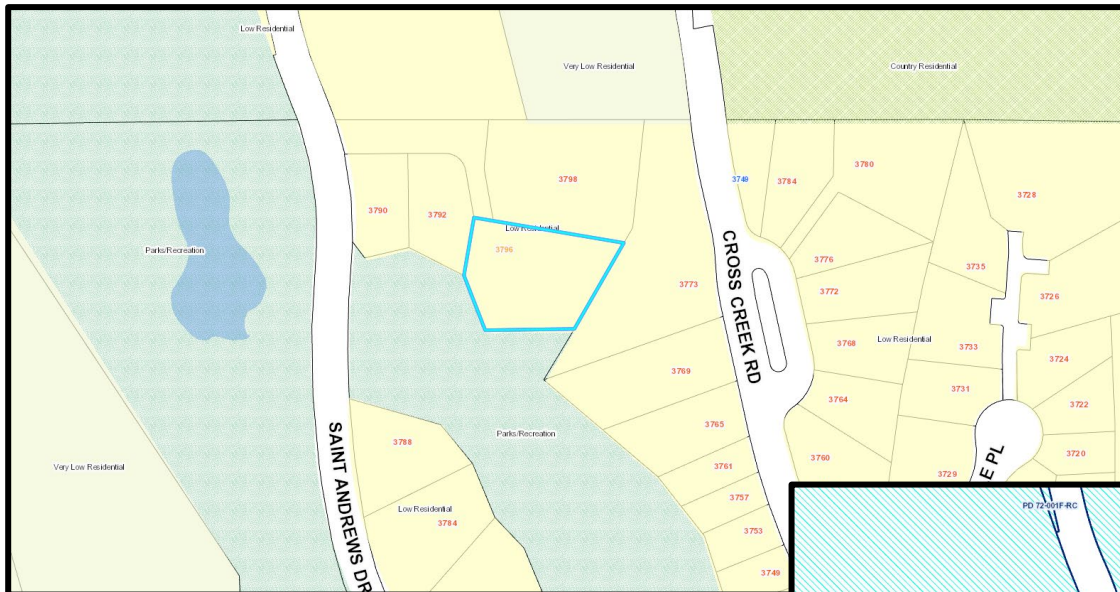
3796 Saint Andrews Dr



Neighborhood Context

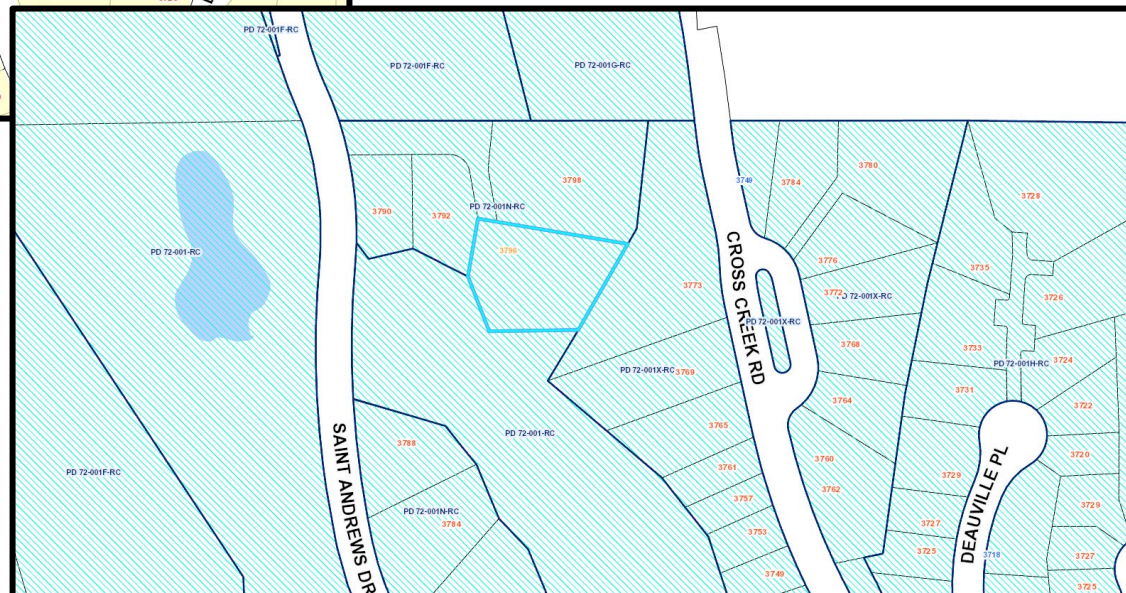


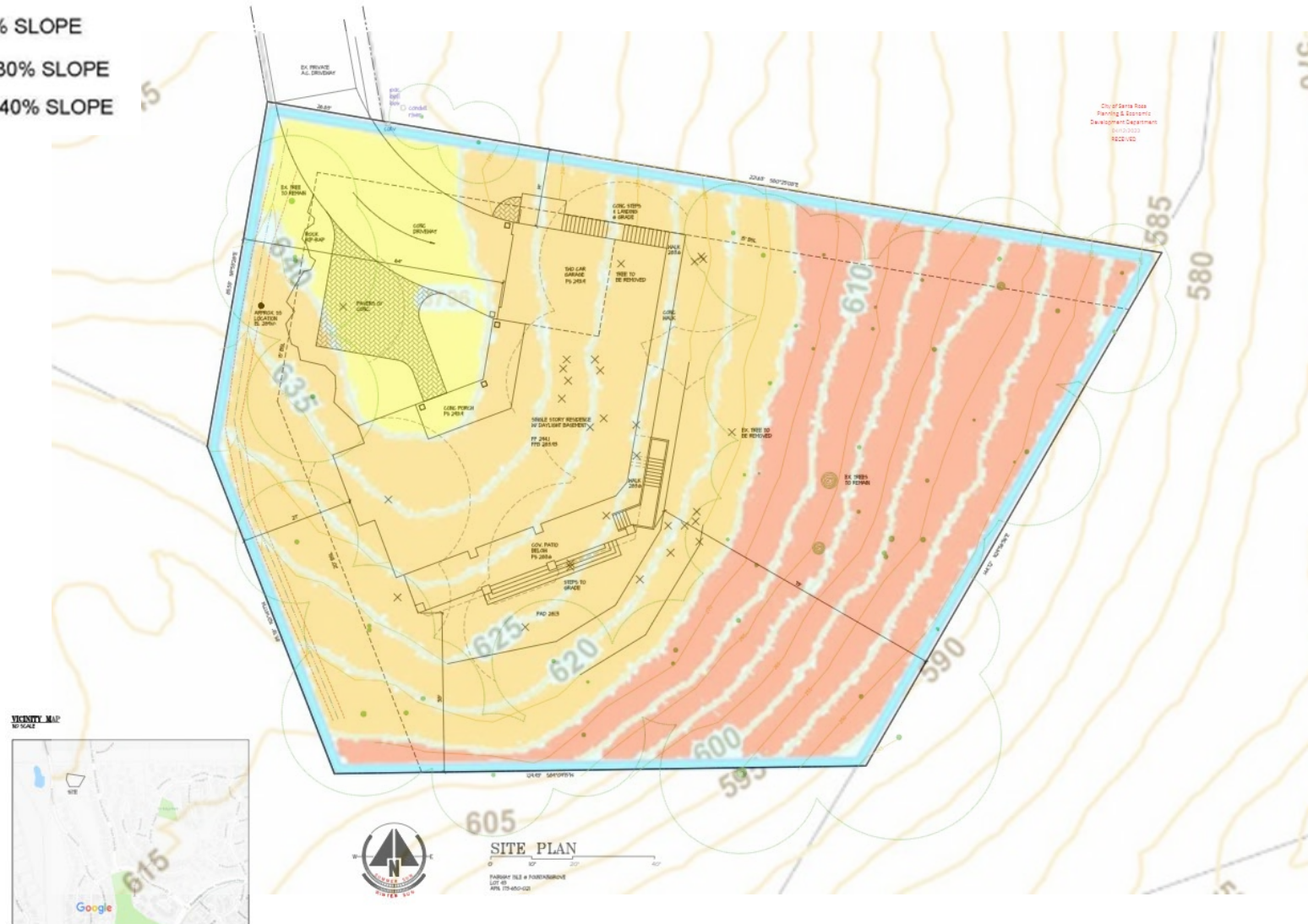
General Plan & Zoning



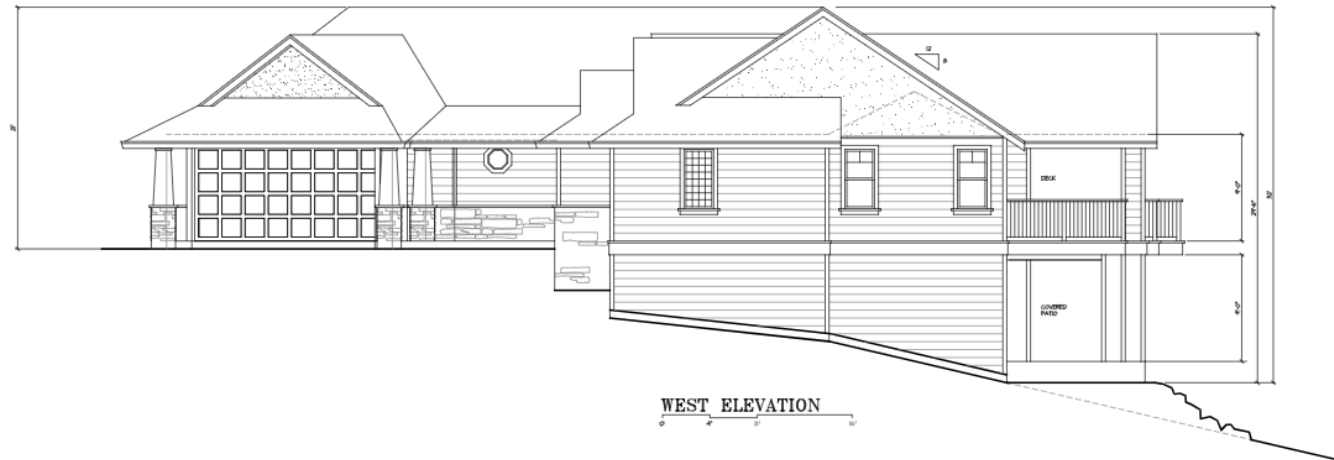
General Plan: Low Density Residential

Zoning: PD 72-001N-RC





Supporting Plans



Supporting Plans

Siding:

Siding

Kelly Moore: KM4503-Buffalo Soldier

Roofing:

Timberline UHD

Barkwood

Trim:

Kelly Moore: LL13-1 Frost

Fascia Gutter:

Kelly Moore: KM5114 Jalapeno Poppers

Windows:

Vinyl Sash-White

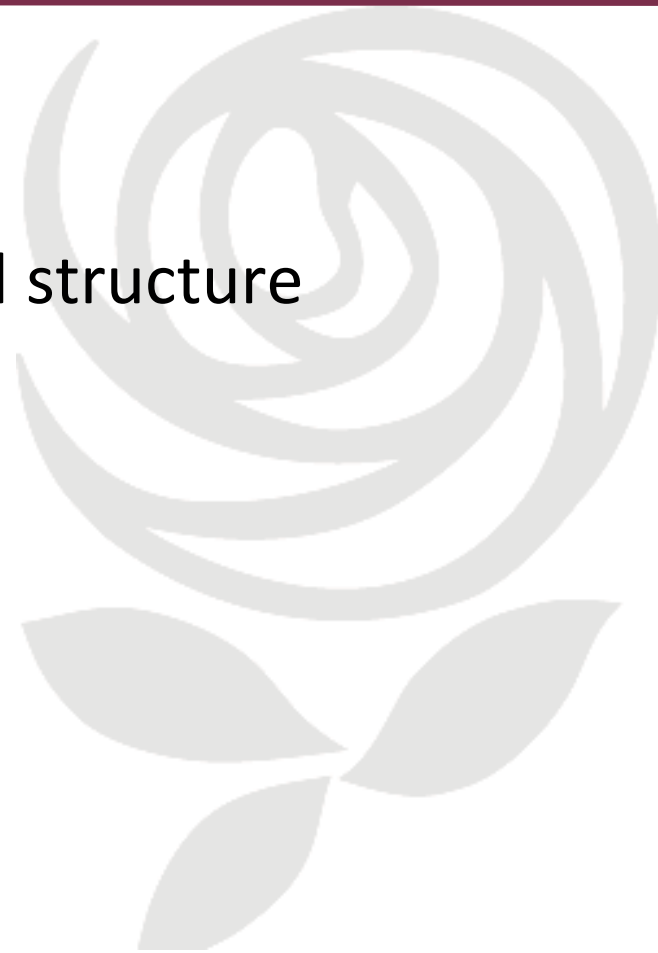
Required Findings

1. “Site planning minimizes the visual prominence of 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;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more;
3. Site development does not alter slopes of greater than 25 percent, except in compliance with Section 20-32.020.B (Applicability—Limitations on hillside development);
4. Project grading respects natural features and visually blends with adjacent properties;
5. Building pad location, design, and construction avoids large areas of flat pads, and building forms are instead “stepped” to conform to site topography;
6. The proposed project complies with the City’s Design Guidelines;
7. The proposed project complies with the requirements of this chapter and all other applicable provisions of this Zoning Code;
8. The proposed project is consistent with the General Plan and any applicable specific plan; 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”(20-32.060).

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - 15303 – Construction of a small structure



- There are no unresolved issues as a result of staff review.
- No public comment has been received

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Hillside Development Permit to allow construction of a 4,850 sq. ft. hillside residence at 3796 Saint Andrews Dr.

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