

## **RESOLUTION NO. HDP21-008**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT TO CONSTRUCT A SWIMMING POOL AND DECK AREA IN AN AREA OF GREATER THAN 10 PERCENT SLOPE FOR AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 1838 HAPPY VALLEY ROAD, 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 construct a swimming pool and deck in a hillside area has been granted based on your project plans dated November 24, 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 areas, and other natural features in that the proposed swimming pool would be located in the rear yard of the single-family dwelling and would maintain existing trees and other landscaping to shield the proposed pool from view from the adjacent property; and
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the proposed net fill quantity is limited to 20 cubic yards, and grading is limited to the footprint of the proposed pool and deck area, and on-site trees and other landscaping would be maintained in place; 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 swimming pool and deck area is not located in areas of 25 percent slope or greater; and
- D. Project grading respects natural features and visually blends with adjacent properties in that the total grading required for the project is minimal, the swimming pool and deck area would be screened with existing 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 proposed swimming pool and deck area respects the natural grading of the site by being proposed at a lower elevation than the existing single-family dwelling and would not significantly alter the topography of the site; and
- F. The proposed project complies with the City's Design Guidelines in that the proposal has made an effort to preserve mature trees that exist on the site; and
- G. The proposed project complies with Zoning Code Section 20-32.060 (Hillside Development Standards) and all other applicable provisions of the 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 the proposal consists of the construction of a residential accessory structure; and
- I. The establishment, maintenance, or operation of the use would not under the circumstances of the particular case be detrimental to the public health, safety, or general welfare in that the proposed swimming pool and deck area is a reasonable use of a single-family dwelling and is required to comply with all applicable laws and regulations; 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 an accessory residential structure 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. Compliance with all conditions included in the Exhibit A prepared by Engineering Development Services (EDS) dated December 1<sup>st</sup>, 2021.
2. Obtain a building permit for the proposed project.
3. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
4. 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.
5. 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.
6. 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.

This Hillside Development Permit for the construction of a swimming pool and deck area in area of 10 percent slope or greater is hereby approved on this 6<sup>th</sup> day of January, 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: \_\_\_\_\_

ANDREW TRIPPEL, ZONING ADMINISTRATOR

Attachment 1: Exhibit A, prepared by EDS dated December 1<sup>st</sup>, 2021.