

# Public Hearing

## Marovich Residence

## Hillside Development Permit

## Minor Hillside Permit

File No.HDP21-006

3855 Royal Manor Pl

January 20, 2022

Monet Sheikhali, City Planner  
Planning and Economic Development

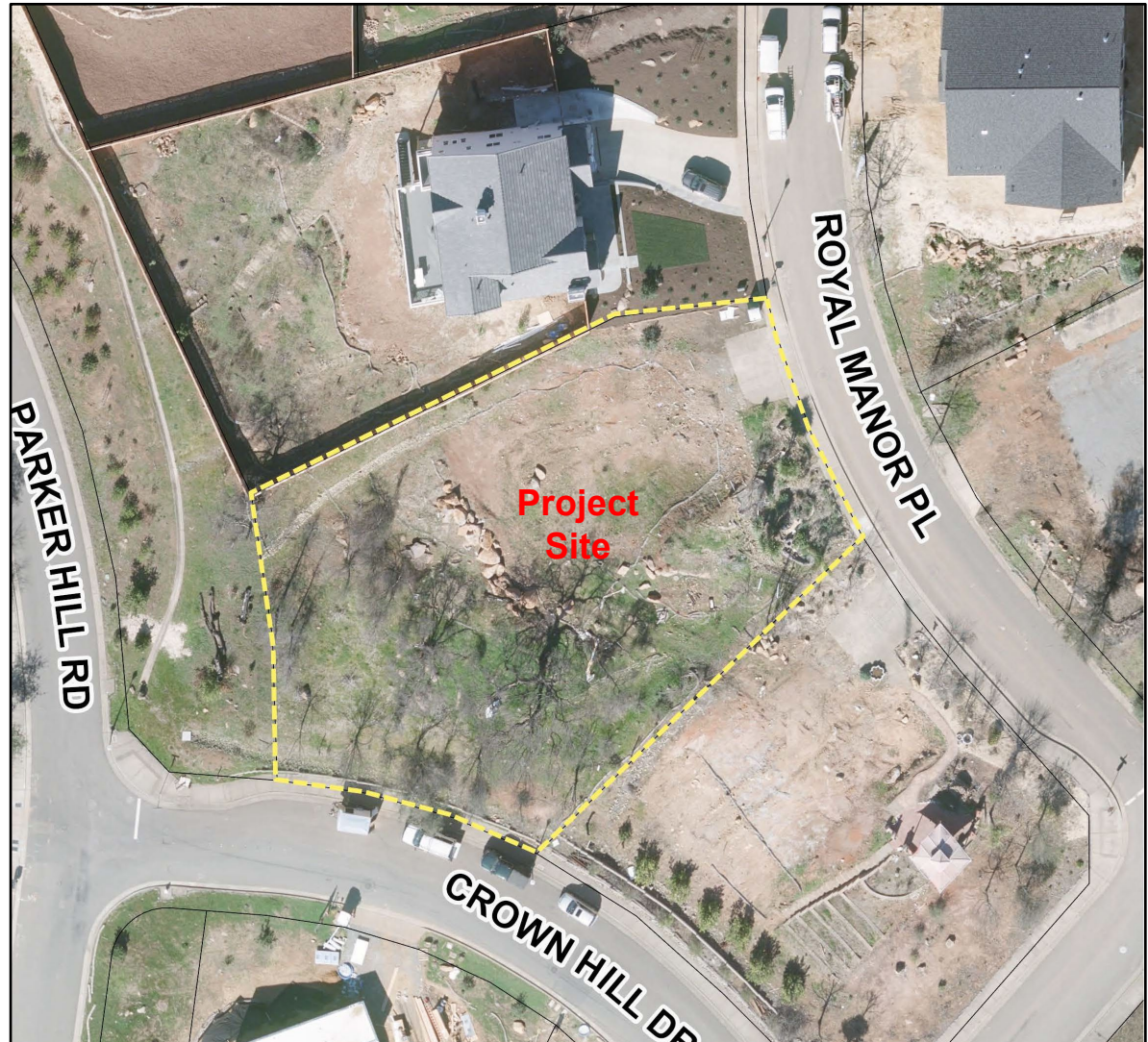
## Project Description

Minor Hillside Development Permit to add approximately 2,916 square feet to the fire rebuild of a 3,994 square foot single-family residence (including garage) destroyed by the Tubbs Fire in 2017, and the construction of a swimming pool. The total area of the new residence is 6,910 square feet (4,710 square feet living space, 737 square feet garage, and 1,463 square feet covered loggias and decks), 2 story, 4 bedroom, 4.5 bath, and attached 3 car garage.



# 3855 Royal Manor Pl

Zone: PD 93-004A-RC  
GP: Very Low Density





# 3855 Royal Manor Pl Pre-fire





# 3855 Royal Manor Pl Pre-fire





# 3855 Royal Manor Pl Now



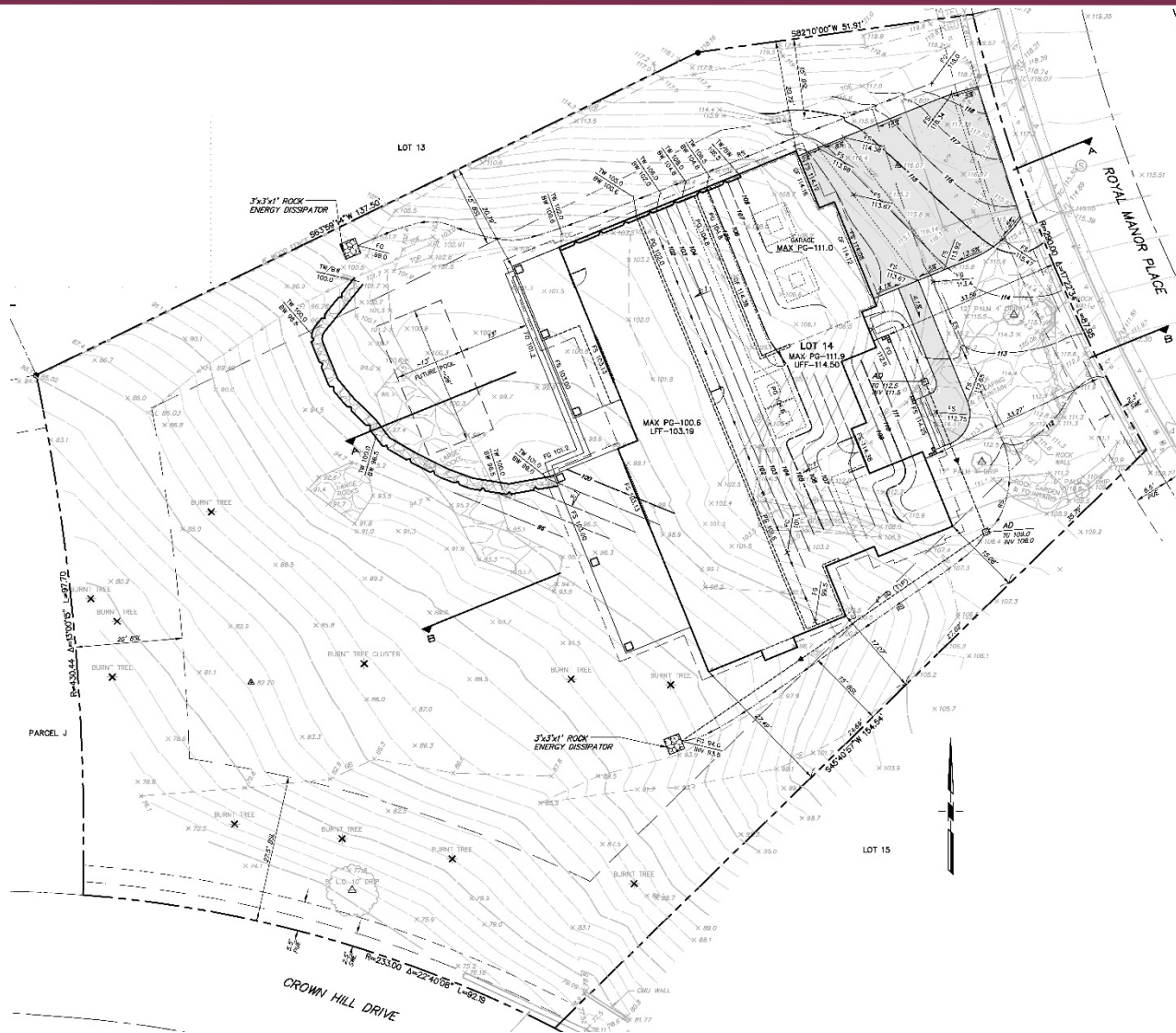


# 3855 Royal Manor Pl Site plan overlay



# 3855 Royal Manor Pl

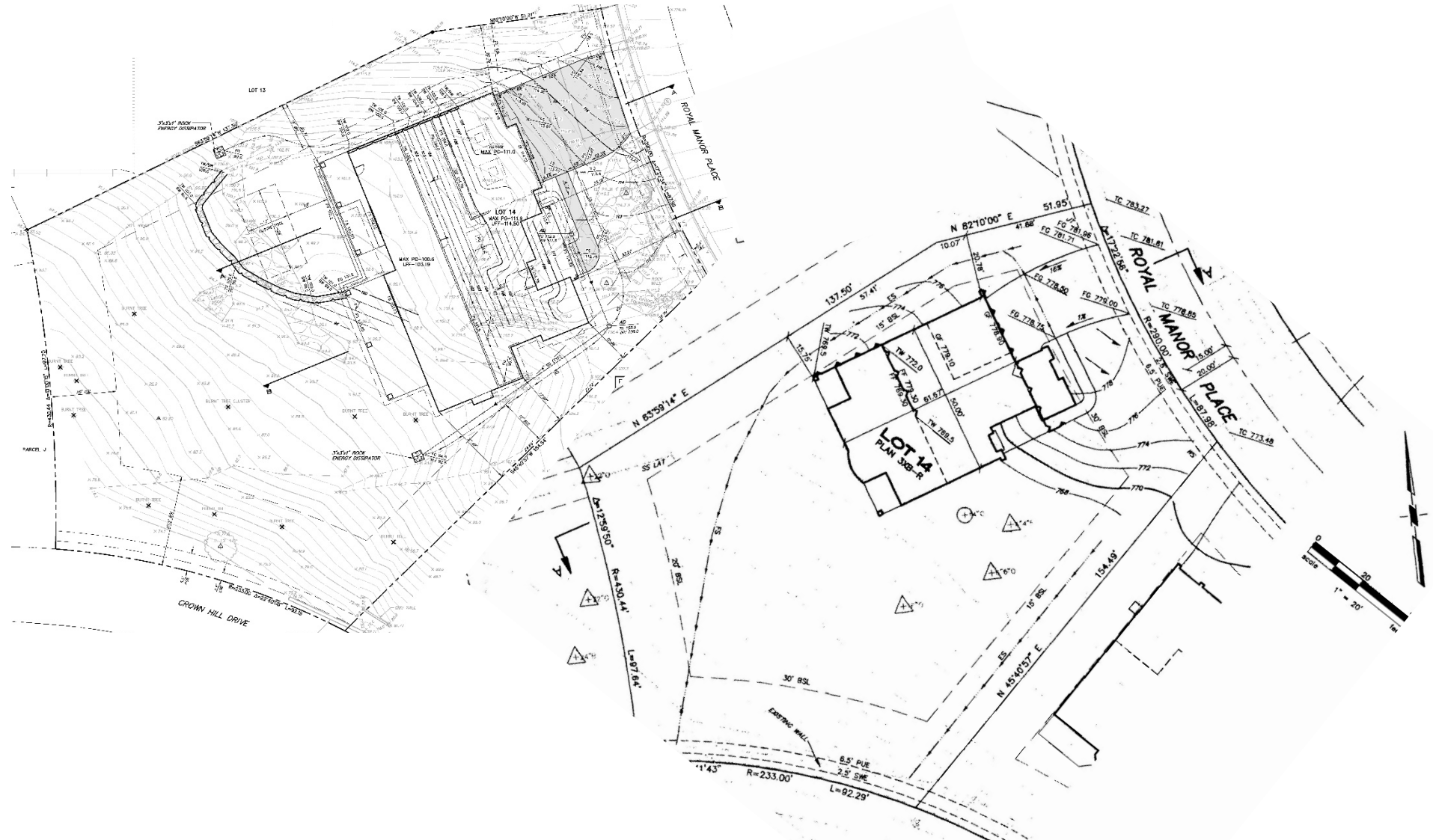
## Site plan








# 3855 Royal Manor Pl

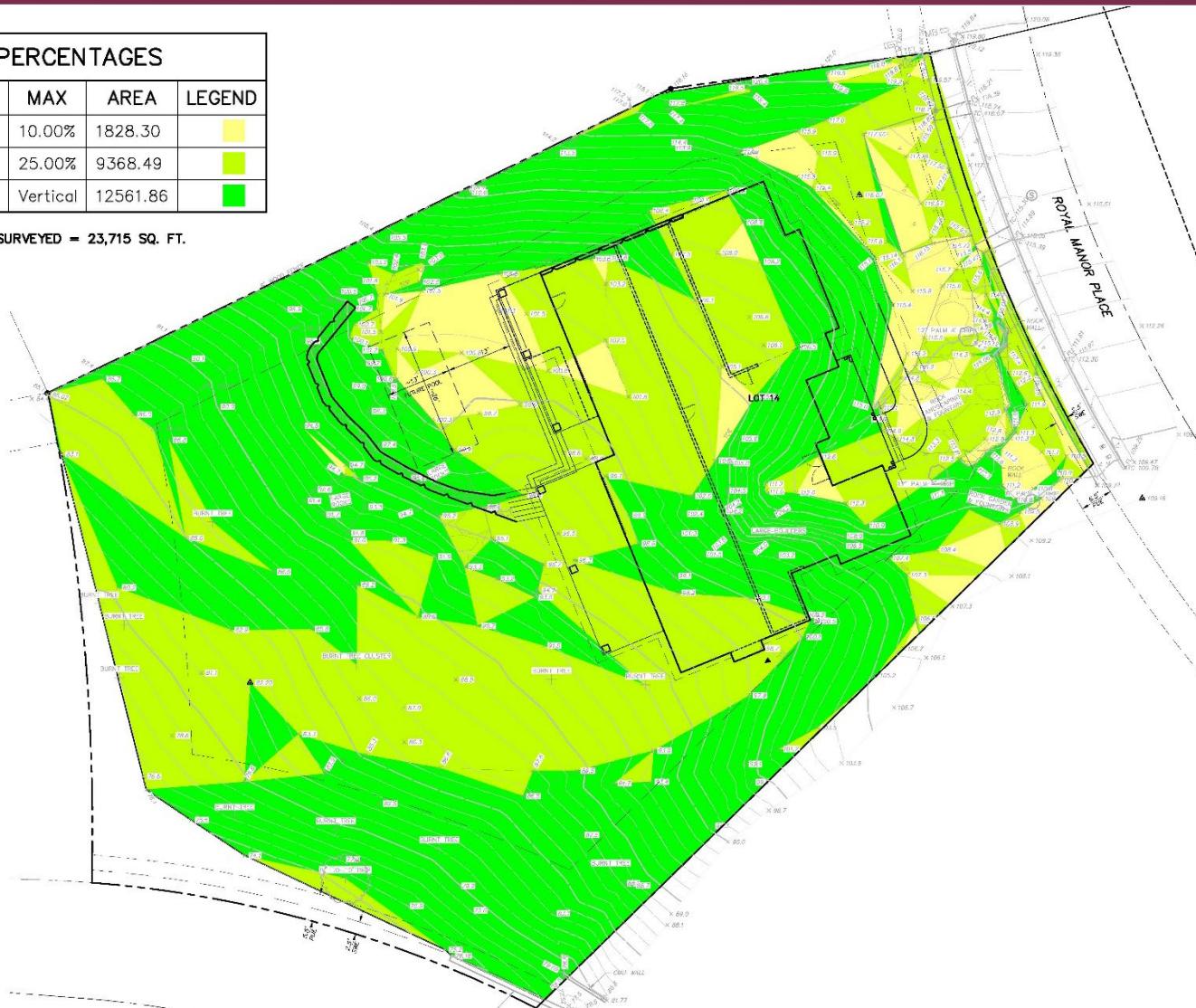
## Old plot plan vs proposed



# 3855 Royal Manor Pl Slope Analysis

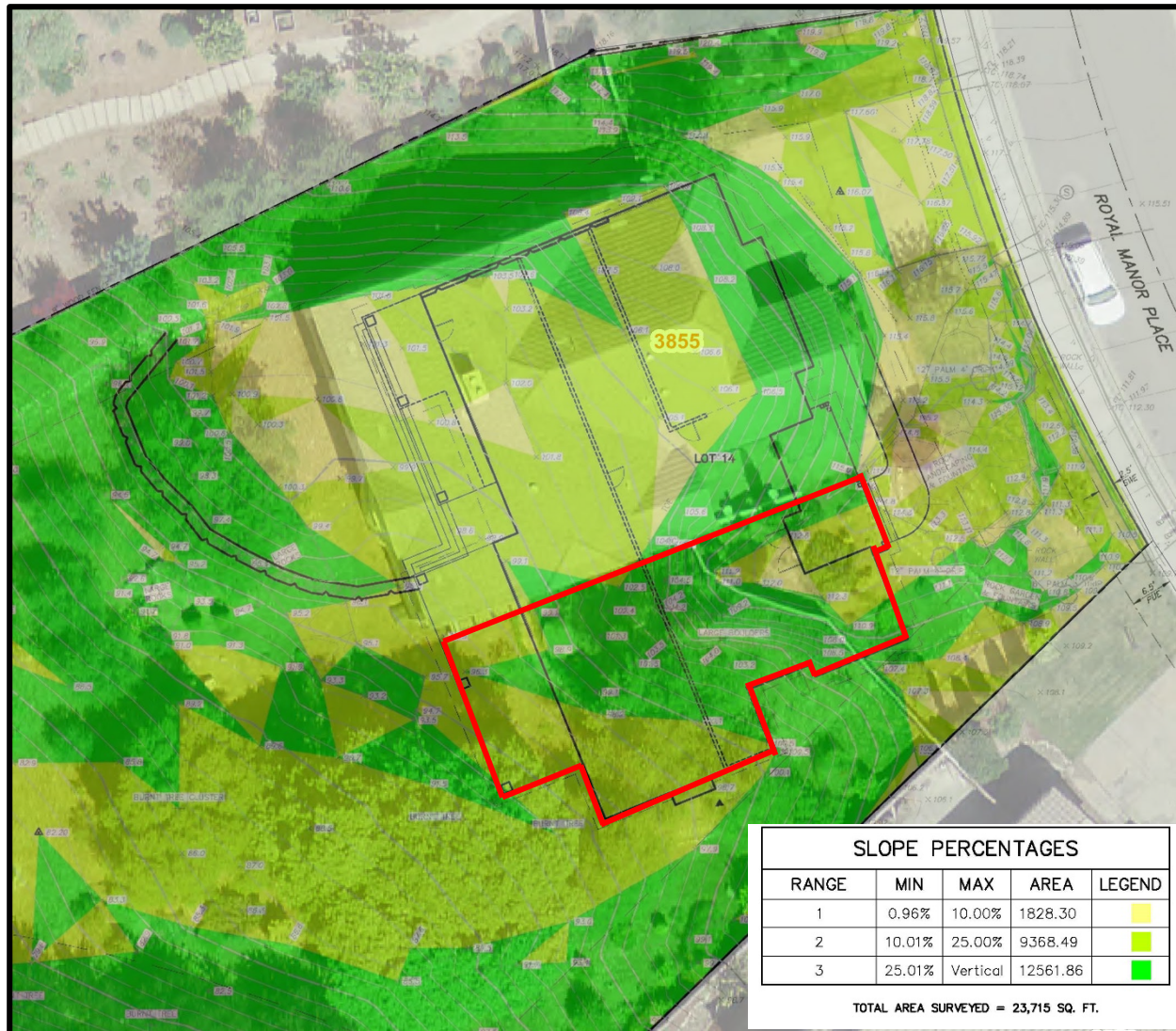
SLOPE PERCENTAGES				
RANGE	MIN	MAX	AREA	LEGEND
1	0.96%	10.00%	1828.30	
2	10.01%	25.00%	9368.49	
3	25.01%	Vertical	12561.86	

TOTAL AREA SURVEYED = 23,715 SQ. FT.



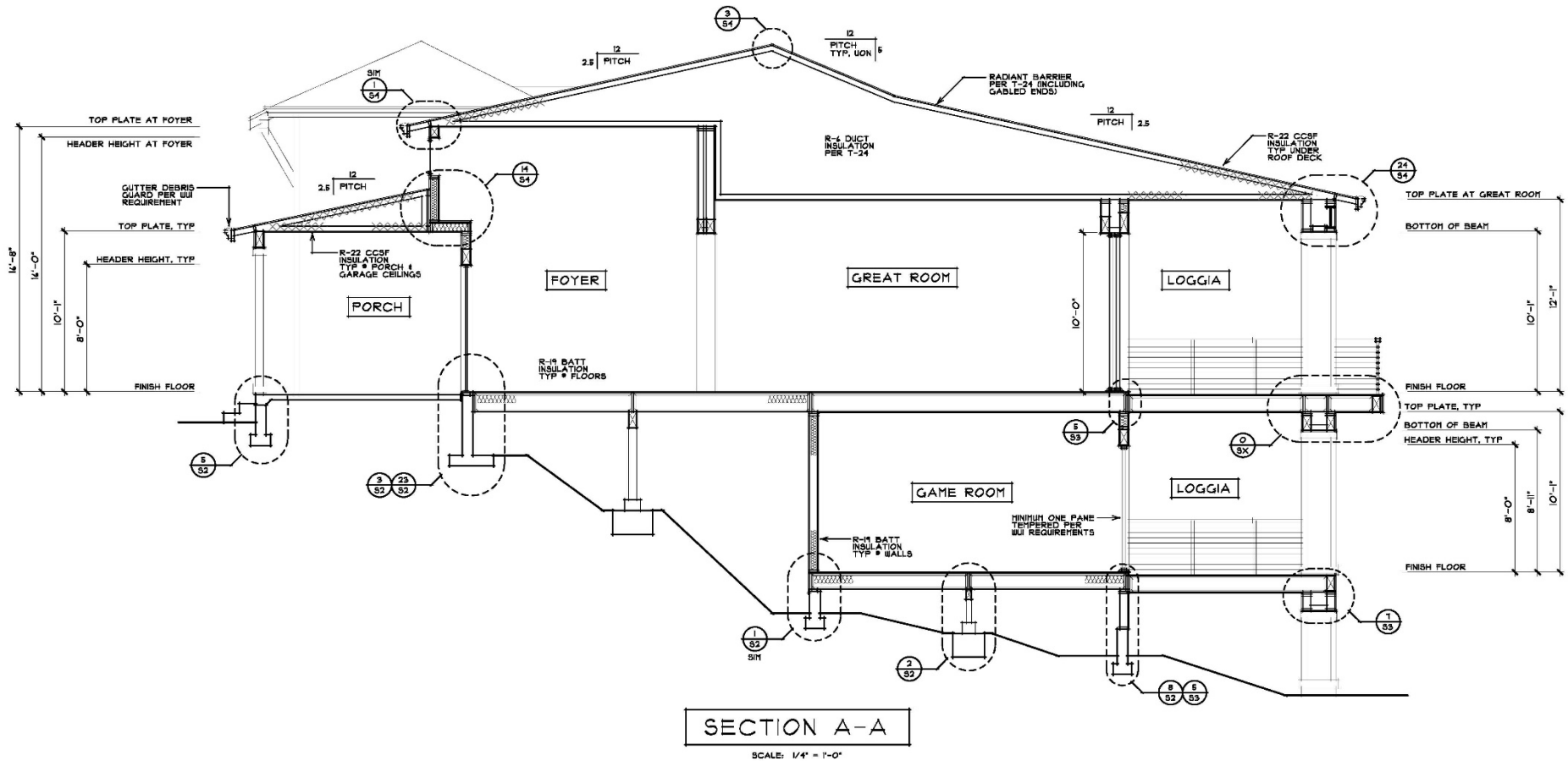


# 3855 Royal Manor Pl Addition



# 3855 Royal Manor Pl

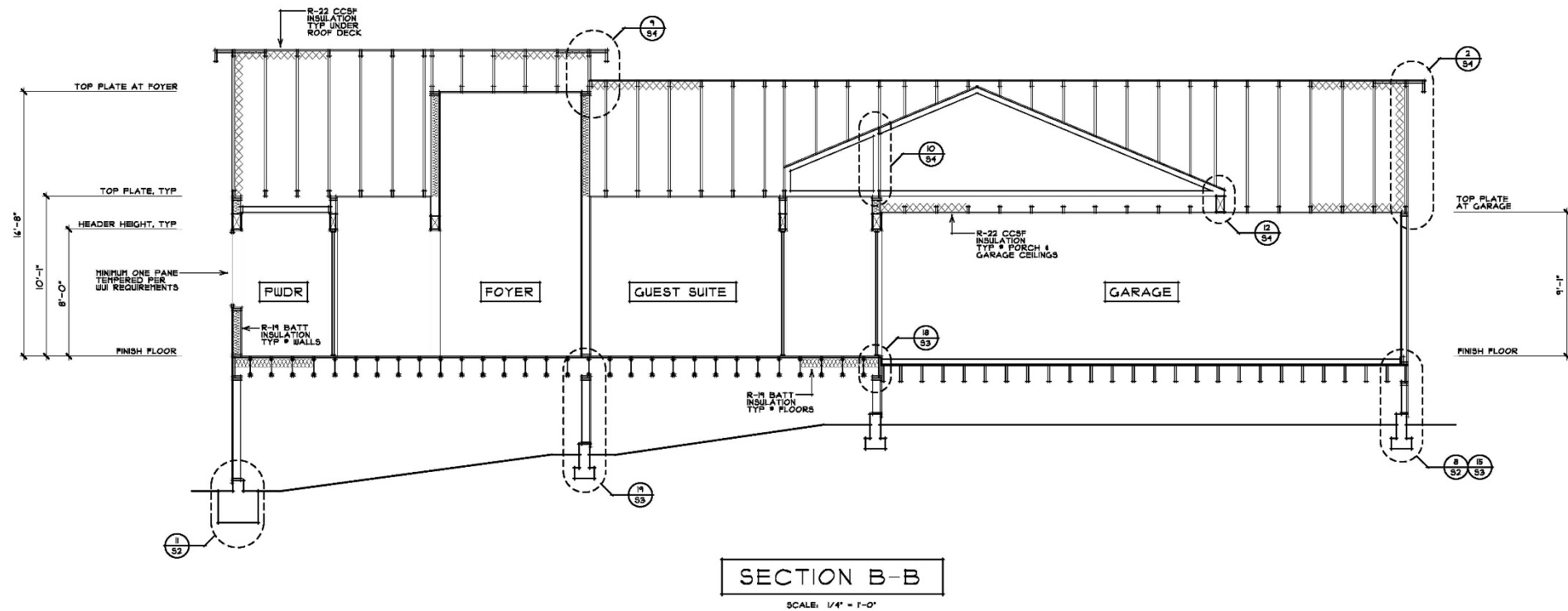
## Building Section





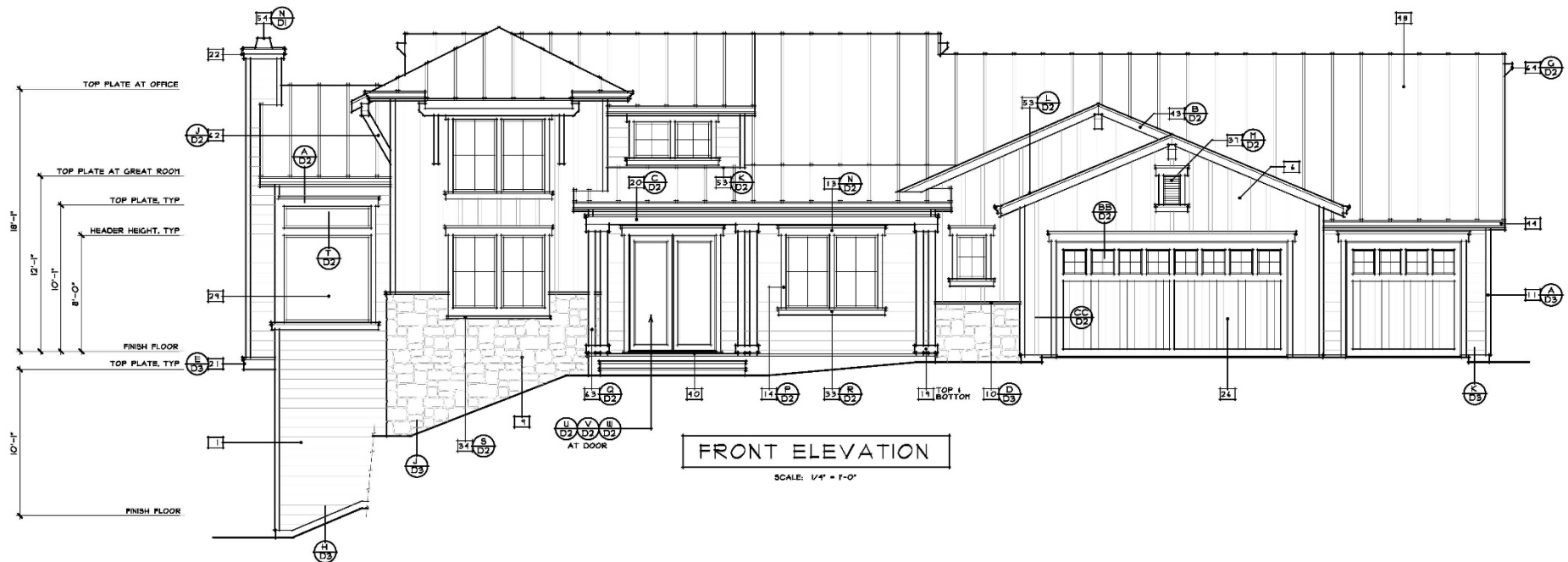
# 3855 Royal Manor Pl

## Building Section



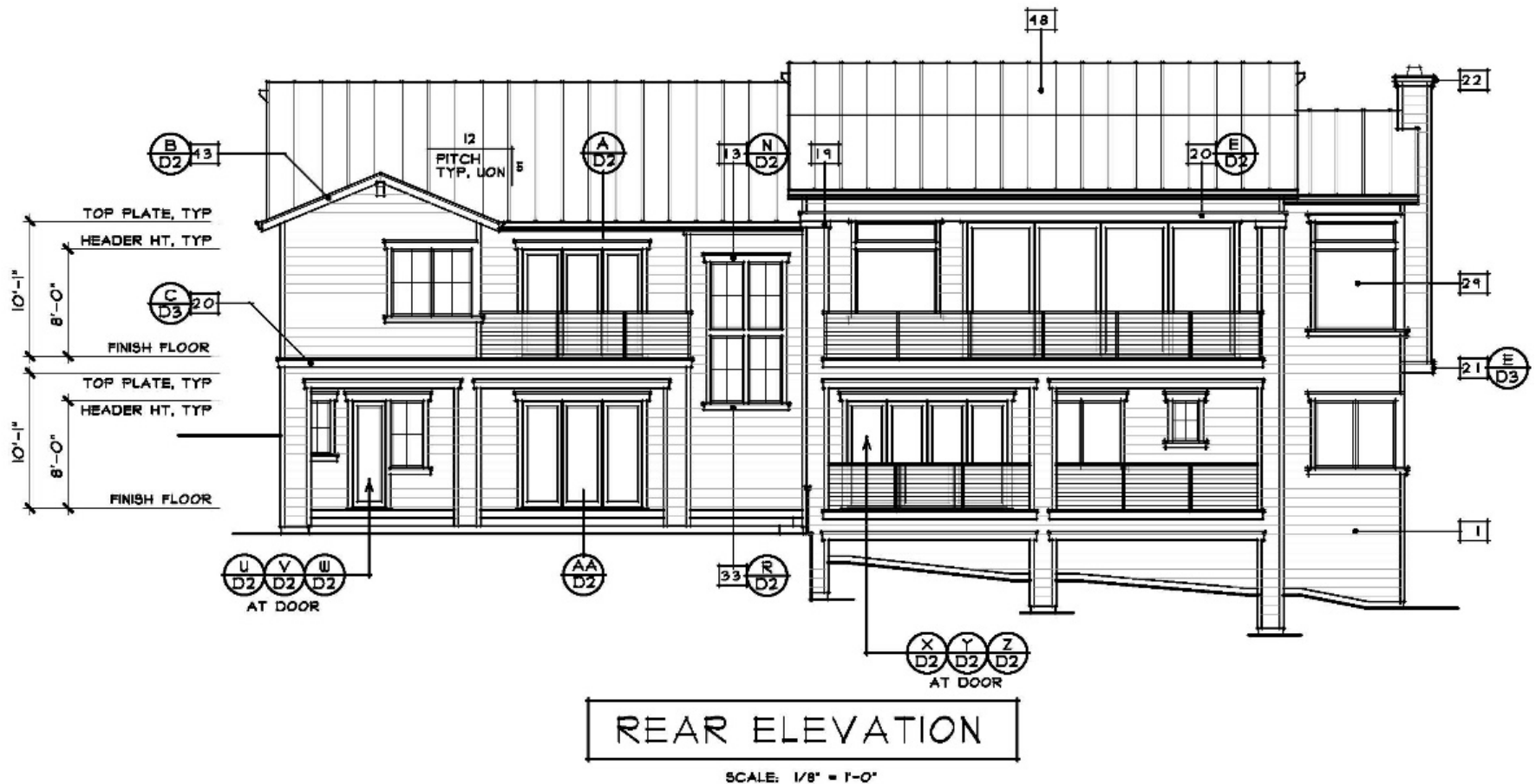
# 3855 Royal Manor Pl

## Front Elevation





# 3855 Royal Manor Pl Rear Elevation



# 3855 Royal Manor Pl Right and Left Elevations



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



# 3855 Royal Manor Pl Addition



# 3855 Royal Manor Pl Addition





# 3855 Royal Manor Pl Addition





# 3855 Royal Manor Pl Visual analysis





# 3855 Royal Manor Pl Visual analysis



- The proposed house is too large for this area and will increase the fire risk
- The proposed house does not fit in with the scale or integrity of the neighborhood and will be an eyesore because of its size and proximity to other homes



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 is reconstruction of a new single family.

## Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Hillside Development permit for the property located at 3855 Royal Manor Place.

### Questions

Monet Sheikhal, City Planner  
Planning and Economic Development  
[msheikhali@srcity.org](mailto:msheikhali@srcity.org)  
(707) 543-4698