

RESOLUTION NO. ZA-2022-016

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR A NEW SWIMMING POOL, PATIO, AND RETAINING WALLS FOR THE PROPERTY LOCATED AT 2280 NEWGATE COURT, SANTA ROSA, APN: 173-530-036, FILE NO. HDP22-003

WHEREAS, the Santa Rosa Zoning Administrator has completed review of your 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 date stamp received March 10, 2022; 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 in that the proposed swimming pool and retaining walls are located in a residential backyard and side yard that would not be visible from a public street or place, and new trees are being proposed for further screening;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the proposed project will not result in removal of any vegetation or alteration of drainage patterns, and the project has been reviewed by the Engineering Department and has been appropriately conditioned;
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) in that the proposed swimming pool is placed on the lower portion of the property on the downhill side that will not interrupt the view of the skyline, and is in an area not visible from any public place. Additionally, the retaining walls in the front of the house are located along a private drive and are following the hillside plateau and stepping down;
4. Project grading respects natural features and visually blends with adjacent properties in that the swimming is located down the hill behind the residence and will be screened with the proposed vegetation;

5. 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 new swimming pool, retaining walls and patio will be for the exiting single family;
6. The proposed project complies with the City's Design Guidelines in that the proposed structures are accessory to the single-family and the location, materials, and design is compatible with and similar to other accessory structures located on surrounding residential lots;
7. The proposed project complies with the requirements of this Chapter and all other applicable provision of this Zoning Code;
8. The proposed project is consistent the General Plan and any applicable specific plan in that the single-family residence and accessory structures are allowed in a Very Low-Density Land Use;
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 in that the proposed project has been reviewed by City departments and conditioned to avoid significant impacts;
10. 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 consist of construction of accessory structures.

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. 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. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
5. Obtain building permits for the proposed project.

6. Compliance with all conditions as specified by the attached Exhibit "A" dated March 16, 2022.

This Minor Hillside Development Permit is hereby approved on April 7, 2022. 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: _____
AMY NICHOLSON, ZONING ADMINISTRATOR

Attachment 1 – Exhibit A