

RESOLUTION NO. ZA-2022-046

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR REBUILD OF A SINGLE-FAMILY HOME FOR THE PROPERTY LOCATED AT 3507 HANOVER PLACE, SANTA ROSA, APN: 173-550-046

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Hillside Development Permit to rebuild a single family home with a new accessory dwelling unit has been granted based on your project description and official approved exhibits dated May 19, 2022. The Santa Rosa Zoning Administrator has based this action on the following findings:

- Site planning primarily places the proposed new home in much the same location as the previously existing home, which minimizes the visual prominence of the hillside development by taking advantage of existing site features previously graded and disturbed pre- and post-Tubbs-Nun Fire of 2017. This review is limited to any new areas not previously disturbed on slopes 10 percent or greater. These areas include portions of the new 3-car garage area together with the new attached ADU and grading proposed to the south; and the following rooms on the main floor – Hall 1, Bed 2, Bed 3, Library/Play, and Bath 2 – and portions of the new covered patio (immediately west of the Great Room); and
- The site planning continues to take advantage of the existing topography by stepping the roof line to follow existing contours from high (rear) to low (front) setback hillside plateau arrears, and other natural features; and
- Site development minimizes alteration of topography, drainage patterns, and vegetation on previously unaltered area of land on-site with slopes of 10 percent or more; and
- Site development does not alter slopes of 25 percent or more except in compliance with Section 20-32.020.B -- the areas to be altered having a slope of 25% or greater are immediately west of the 3-car garage with the attached ADU. Minor portions of the area having a slope greater than 25% are immediately adjacent to previously constructed areas. These newly disturbed areas will be graded for portions of the new building, but will not be visible from the public right of way along Hanover Place, and are not identified as a visually sensitive area; and
- Project grading respects natural features and visually blends with adjacent properties; and
- Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography; and
- The proposed project complies with the City's Design Guidelines; and

- The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code, including but not limited to setback requirements for Hillside areas; and
- The proposed project is consistent with the General Plan and any applicable specific plan; and
- 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; and
- 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 will rebuild a previously existing single-family home with a new single family home and ADU.

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. 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.

This Hillside Development Permit to rebuild a single family home with a new accessory dwelling unit is hereby approved on this 18th day of August, 2022 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: _____
SHARI MEADS, ZONING ADMINISTRATOR