

# NEW ADU OVER GARAGE

## Minor Hillside Development

2808 Canyonside Dr

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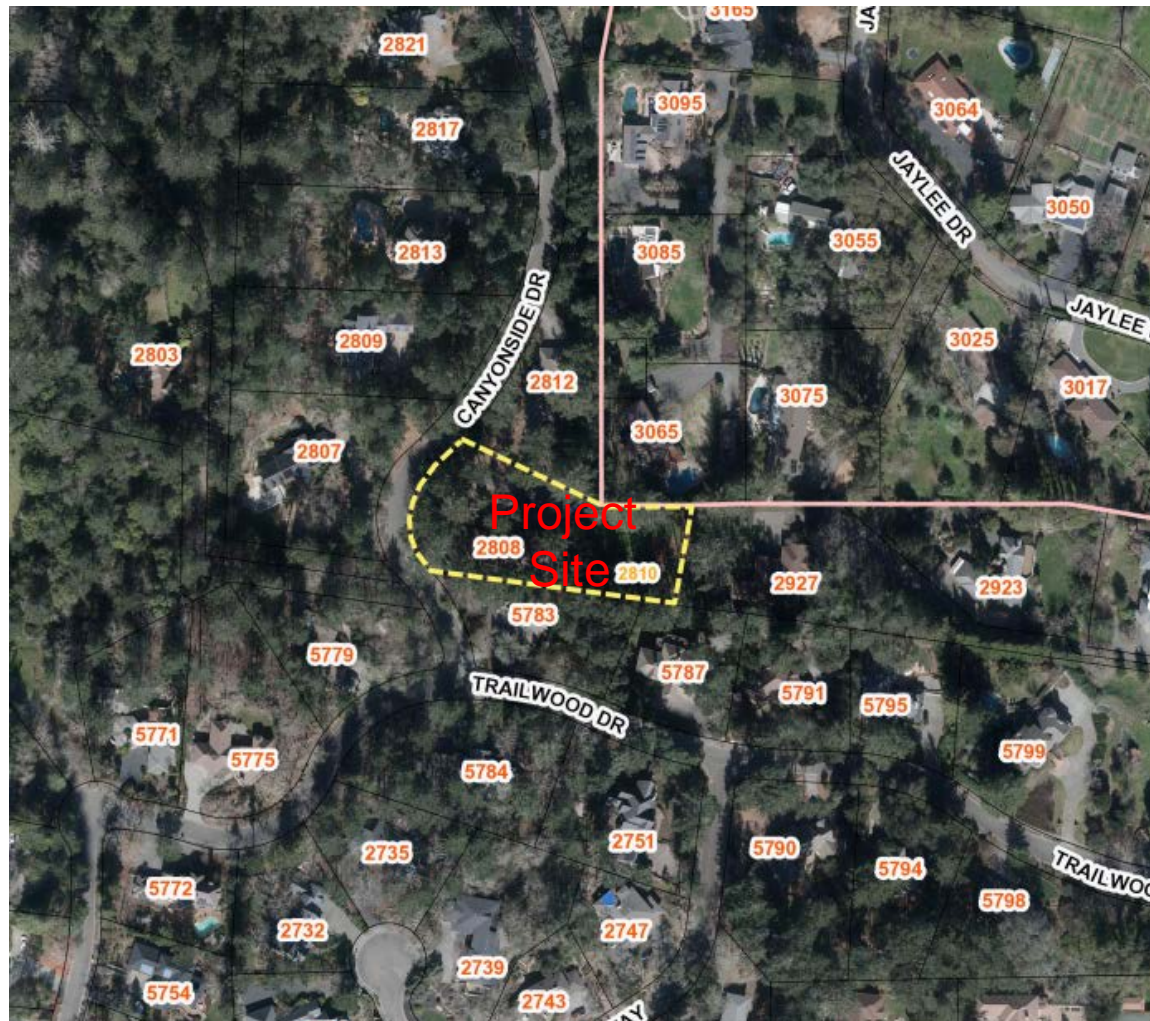
July 16, 2020

Monet Sheikhal, City Planner  
Planning and Economic Development

Hillside Development Permit to construct an 1,814 square-foot garage with a 1,175 square-foot Accessory Dwelling Unit not subject to Hillside Permit

- Per [Section 20-42.130](#) from Santa Rosa Zoning Code
  1. An application for an accessory dwelling unit that complies with all applicable requirements of this Section shall be approved ministerially.
  2. May be located on any residentially zoned lot that allows single-family or multifamily dwellings and that contains only one single-family detached dwelling;
  3. Is not subject to the density requirements of the General Plan, but shall otherwise be consistent with the General Plan text and diagrams.
  4. No newly constructed detached accessory dwelling unit may contain habitable space in excess of 1,200 square feet.
  5. An automatic fire sprinkler system shall be installed throughout buildings that exceed 1,200 square feet gross floor area.
  6. A one-story accessory dwelling unit shall not exceed a maximum height of 16 feet. A two-story accessory dwelling unit shall not exceed a maximum height of 27 feet.

# 2808 Canyonside Drive



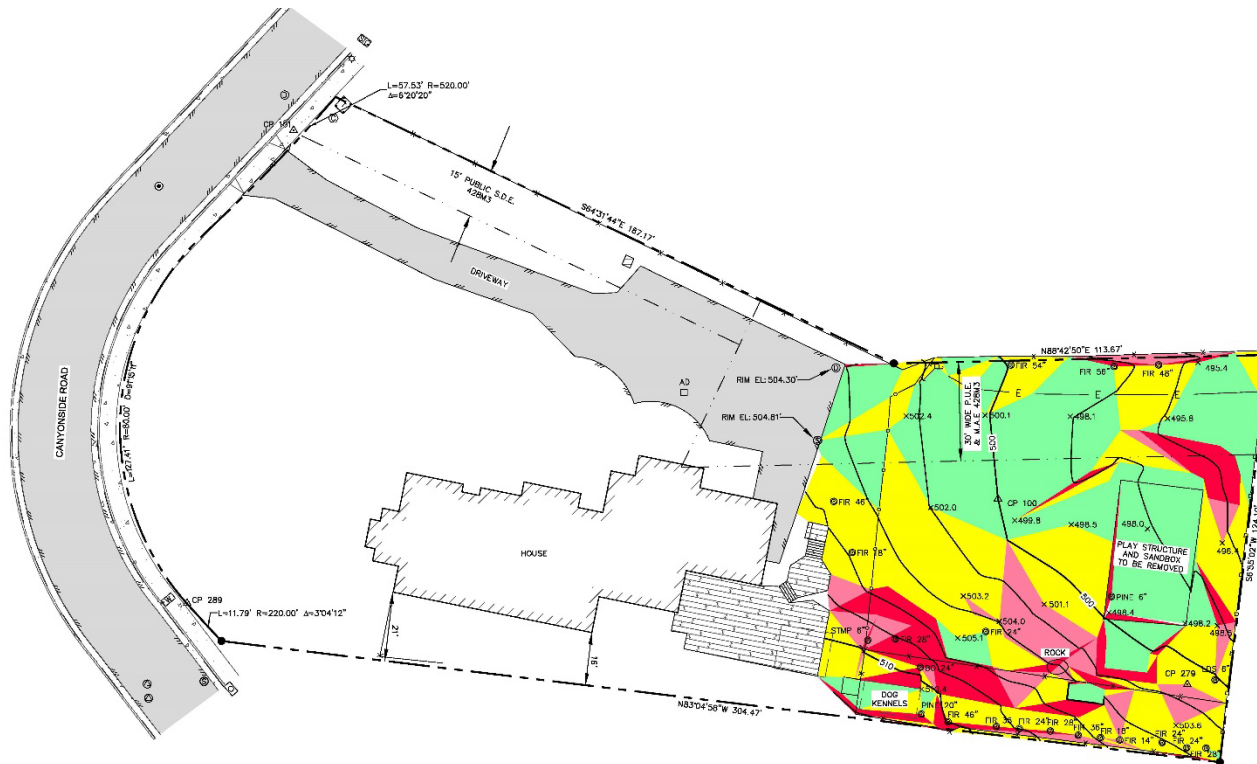


**TABLE 3-3—HILLSIDE SETBACKS**

Setback Location	Minimum Setback
Front	20 ft
Side	15 ft, except as provided in Section 20-32.050.C.
Rear	15 ft, except as provided in Section 20-32.050.C.
Residential Garage	19 ft from rear of public sidewalk, or 19 ft from street property line or street plan line, whichever is greater.

# 2808 Canyonside Drive

## Topo Map



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.0%	10.0%	Green
2	10.0%	20.0%	Yellow
3	20.0%	25.0%	Pink
4	25.0%	100.0%	Red



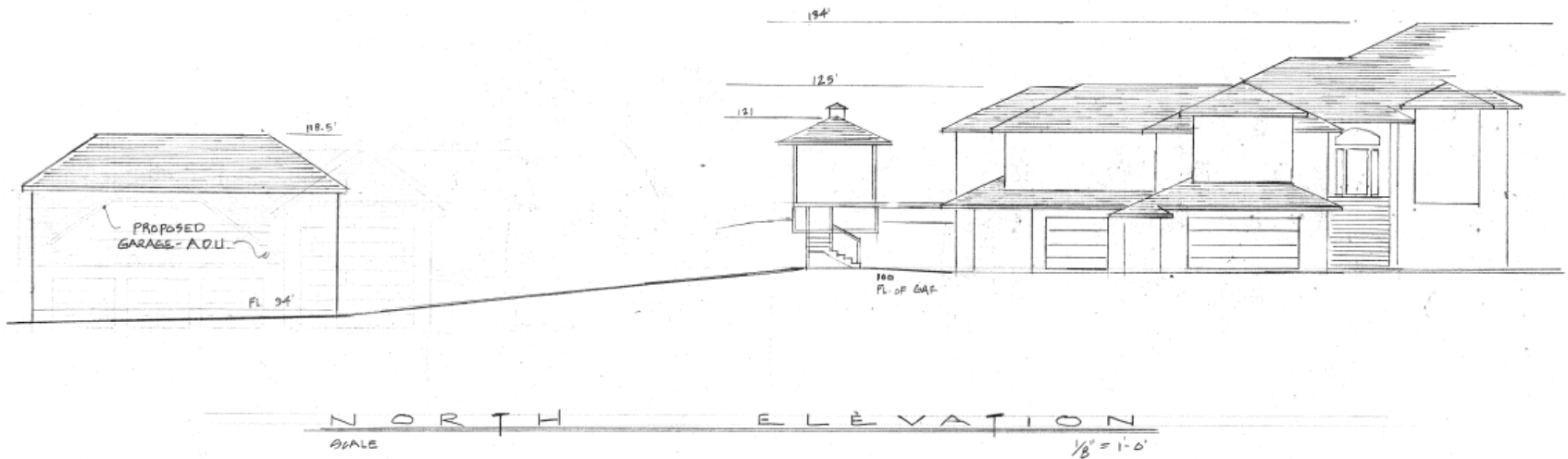




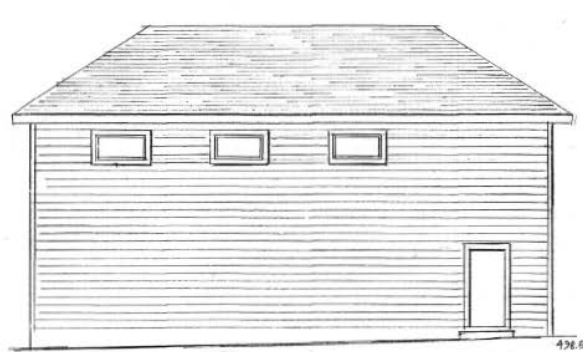
## 2808 Canyonside Drive Street Views



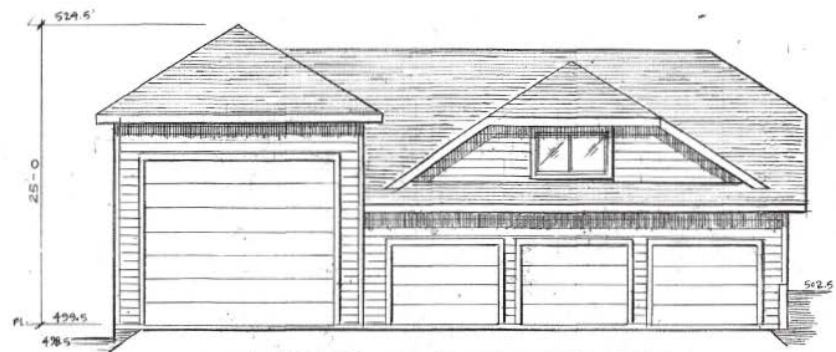
# 2808 Canyonside Drive North Elevation



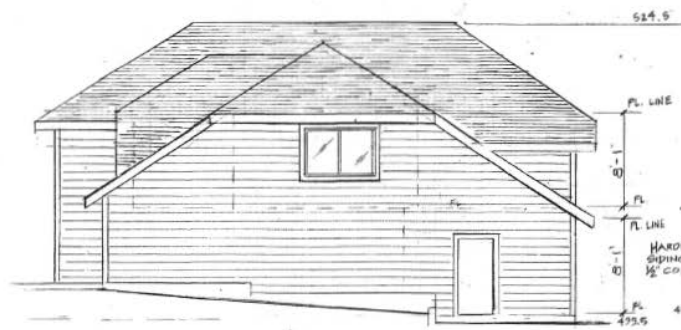
# 2808 Canyonside Drive Elevations



NORTH ELEVATION



WEST ELEVATION  
SCALE 1/4"=1'-0"



SOUTH ELEVATION



EAST ELEVATION

# 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 2808 Canyonside Drive.

## Questions

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