

## **RESOLUTION NO. HDP20-010**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR A NEW SWIMMING POOL WITH AN ATTACHED DECK FOR THE PROPERTY LOCATED AT 3758 HADLEY HILL DRIVE, SANTA ROSA, APN: 173-420-002**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Hillside Development Permit to build a new outdoor swimming pool and attached deck with retaining walls has been granted based on your project description and official approved exhibit dated December 15, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- 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 project utilizes trees and open space along Fountaingrove Parkway for screening the swimming pool from public viewing areas;
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the proposed development is mostly located on the area with a slope 10 percent;
- 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 has slopes less than 10 percent and will not interrupt the view of the skyline from a major public viewpoint;
- Project grading respects natural features and visually blends with adjacent properties in that the swimming is located down the hill similar to the adjacent property;
- Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography;
- The proposed project complies with the City's Design Guidelines;
- The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code;
- 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 Low-Density Land Use;
- 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; 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 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.**

1. 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.
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. Compliance with all conditions as specified by the attached Exhibit "A" dated December 7, 2020.
7. Per PD 93-004B the 6 foot solid fence is to screen service area and shall not extend beyond the patio area.

This Hillside Development Permit for a new swimming pool and and deck is hereby approved on this 7<sup>st</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: \_\_\_\_\_  
ANDY GUSTAVSON, ZONING ADMINISTRATOR