

RESOLUTION NO. HDP20-009

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR BERNAL RESIDENCE FOR THE PROPERTY LOCATED AT 792 LOS OLIVOS ROAD, SANTA ROSA, APN: 181-040-074

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Hillside Development Permit to construct a new 3,331 square foot single-family house with an attached 754 square foot garage has been granted based on your project plans dated April 5, 2021. 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 the trees along the Los Olivos Road will be preserved, which will act as screening from multiple vantage points, and the proposed single-family is designed to follow the site topography, which is sloping away from the public right-of-way;
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the proposed single-family is situated on the flattest portions of the site to require the least amount of grading, drainage has been conditioned to retain its pre-construction flow and direction;
- 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 no portion of the proposed project will be placed on an area with slopes greater than 25 percent;
- Project grading respects natural features and visually blends with adjacent properties in that the grading for the proposed single-family home blends with adjacent properties and respect natural features;
- 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 proposed residence is a single story multi floor level structure that steps down to conform with the slope of the property;
- The proposed project complies with the City's Design in that the proposed single-family is designed to fit the topography and is not located on a highly visible ridgetop. Additionally, the project site slopes down the hill away from the Los Olivos Road and will not interrupt the view of the skyline from a major public viewpoint;
- The proposed project complies with the requirements of Chapter 20-32, Hillside Development Standards and all other applicable provision of this Zoning Code;

- The proposed project is consistent the General Plan in that the single-family residence is allowed in a Very 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 outside agencies 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 for construction of one single-family dwelling in a residential zone.

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 building permits 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 March 1, 2021.
7. Pursuant to City Code [Section 17-24.050](#), any tree removal required for development is subject to replacement. This requirement shall be fulfilled by planting replacement trees on-site, and shown on the landscape plans submitted for the Building Permit. Prior to Building Permit issuance for construction of a new single-family dwelling on the project site, the developer shall: 1) replace the 13 dead or damage trees that were planted on the property that were removed as a result of the approved subdivision and private driveway; and, 2) plant 26 new 15-gallon trees to mitigate for the six trees (total trunk diameter of 76 inch) that will be removed, or paying \$100 per required mitigation tree to the City's Tree Mitigation Fund prior to the removal of the trees, or a combination of tree planting and payment mitigations as approved by Planning staff.

8. Comply with the City of Santa Rosa Noise Ordinance as described in City Code Chapter 17-16.
9. Comply with the City of Santa Rosa Outdoor Lighting Ordinance as described in Zoning Code Section 20-30.080 to ensure that the light source (e.g., bulb, etc.) is not visible from off the site, and to confine glare and reflections within the boundaries of the site to the maximum extent feasible.
10. The roofing and siding colors shall be earth and darker color to blend in with the natural color palette of the surrounding site.

This Hillside Development Permit for construction of a new single family residence is hereby approved on this 20th day of May, 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