

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR CONSTRUCTION OF A NEW TWO-STORY HOME FOR THE PROPERTY LOCATED AT 3716 SKYFARM DR SANTA ROSA, APN: 173-750-009, FILE NO. HDP22-001

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Hillside Development Permit application to allow the proposed Project described above; and

WHEREAS, the Project consists of a Minor Hillside Development Permit to construct a new two-story, 6,640-square-foot, four-bedroom, 4.5-bathroom single-family dwelling with a 1,600-square-foot basement and 2,230-square-foot garage, resulting in 8,240 square feet of habitable area; and

WHEREAS, the Minor Hillside Development Permit approval to allow the proposed Project is based on the project description and official approved exhibit dated received September 24, 2025; 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 was received within the required time period.

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. The Project uses existing tree clusters to the north and west to help screen the residence, and the building's roofline steps with the existing topography, reducing the visual prominence of the structure on the hillside;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more. The Project utilizes retaining walls to minimize grading and has been designed to preserve existing trees where feasible. Grading is limited primarily to the driveway, building pad, and areas immediately adjacent to the structure;
3. Site development does not alter slopes of 25 percent or more except in compliance with Section 20-32.020.B. The proposed residence is located approximately 165 feet from Skyfarm Drive and avoids development on slopes of 25 percent or more. The Project does not interrupt views of the skyline because the residence is located below the ridgeline and is situated on an upward slope from Thomas Lake Harris Drive, which helps screen the Project from the more traveled street frontage on this through lot;
4. Project grading respects natural features and visually blends with adjacent properties, in that the residence is designed to step with the hillside and grading is limited to the areas

necessary for the residence, driveway, and associated site improvements. Existing trees to the north and west help screen the Project from neighboring properties, and mature oak trees are retained to help the residence blend in with its surroundings;

5. Building pad location, design, and construction avoid large areas of flat pads, and building forms are stepped to conform to site topography. Proposed grading is limited to what is required for the structure and driveway, and retaining walls are used to limit impacts to the existing contours of the site. The Project maintains the natural topography to the extent feasible, with the roofline stepping with the natural slope of the hill. The second story is set back from the first floor, reducing the perceived mass of the structure;
6. The proposed Project complies with the City's Design Guidelines, including Design Guidelines Section 4.5, Hillside Considerations, Site Development Guidelines, II.B.3, in that grading is limited primarily to the driveway, garage pad, building footprint, and understructure areas. The residence is designed to step with the terrain, and retaining walls are used to reduce long cuts and minimize grading impacts on the hillside;
7. The proposed Project complies with the requirements of this Chapter and all other applicable provisions of this Zoning Code, in that the project site is located within Planned Development 72-001F. The proposal is designed to fit the site, preserve natural contours and significant vegetation to the extent feasible, and limit grading to the driveway and areas under and immediately adjacent to the main structure and garage, consistent with the 72-001F Policy Statement IIIC;
8. The proposed Project is consistent with the General Plan and any applicable specific plan, in that the project site is designated Very Low Density Residential, which is intended to accommodate rural and hillside development within the Urban Growth Boundary. The Project has been designed to preserve and enhance the visual beauty and value of the City's natural hillsides consistent with General Plan Policy 4-1.1, including Action 4-1.1 to maintain view corridors from public vantage points to natural ridgelines and natural landmarks. The residence is located on a comparatively flatter portion of the site, the roofline steps with the natural grade, and the Project maintains view corridors from public vantage points without disrupting the ridgeline;
9. The establishment, maintenance, or construction of the Project will not, under the circumstances of the particular case, be detrimental to the public health, safety, or general welfare, in that the Project consists of construction of one single-family residence within an established residential planned development area. The Project has been designed to limit grading to the driveway, building footprint, garage pad, and areas immediately adjacent to the structure; preserve natural contours and vegetation to the extent feasible; and direct drainage to existing onsite drainage features. The Project has been reviewed by Building, Engineering, and Planning staff and is conditioned to obtain building permits, provide a geotechnical investigation and soils report, comply with applicable grading and drainage standards, and comply with the City's Tree Ordinance and applicable hillside development requirements; and
10. The Project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The Project is categorically exempt pursuant to CEQA Guidelines Section 15303(a), which applies to construction of one single-family residence in a residential

zone. The Project is also categorically exempt pursuant to CEQA Guidelines Section 15304, which applies to minor alterations to land, including minor grading and related site improvements, where there is no significant environmental effect. The proposed Project includes construction of one single-family residence with associated driveway improvements, grading, drainage improvements, and retaining walls. There is no evidence that the Project would result in a significant environmental effect, and no exception to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 applies.

The approval of the Project is contingent upon compliance with all conditions of approval listed below. Construction shall not commence until all applicable permits have been obtained and all applicable pre-construction conditions of approval have been satisfied. Additional permits and fees may be required. **It is the responsibility of the applicant to obtain all required permits and demonstrate compliance with the conditions of approval.**

Conditions of Approval

1. Grading shall be limited to roadways, driveways, garage pads, and understructure areas, and areas immediately adjacent to the approved structure.
2. Obtain building permits for the proposed Project.
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. All tree removal shall be done in compliance with the Tree Ordinance, City Code Chapter 17-24.
5. Comply with conditions of approval on Engineering Development Services Exhibit A, dated September 2, 2025, attached hereto and incorporated herein.

This Minor Hillside Development Permit is hereby approved on June 25, 2026. This approval shall automatically expire 24 months from the approval date unless the approval is exercised or an extension of time is approved in compliance with Zoning Code Section 20-54.050. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"
September 2, 2025**

**Ashwani Bedi Residence
3716 Skyfarm Drive
HDP22-001**

- I. Applicant's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. **The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building permit review and approval. Per City Code Section 18-12.015 (C), all residential additions are subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$100,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$100,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.**
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans received September 24, 2025:

PUBLIC STREET IMPROVEMENTS

1. An encroachment permit shall be obtained from the Planning and Economic Development Department prior to performing any work within or adjacent to the public right-of-way. Any improvements proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

STORM WATER COMPLIANCE

2. Note on the plans submitted with the building permit application that "no debris, soil, silt,

bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are complete, any excess material or debris shall be removed from the work area.”

3. As applicable, the developer’s engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

GRADING

4. All drainage flows from improved areas and roof drainage leaders shall be directed to existing onsite drainage features. No concentrated flows outside of existing approved onsite drainage features will be allowed to cross property lines. All surface drainage from unimproved slopes shall reflect predevelopment conditions and sheet flow across property lines. Drainage plans shall be reviewed and approved under the building permit application.

BUILDING

5. 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.
6. Obtain building permits for the proposed project.

WATER AND WASTEWATER

7. If the proposed project includes the development of additional residential units, additional water and sewer connection, processing and meter fees may be required and shall be determined during review of the building permit application. The applicant may contact the Water Engineering Services division at watereng@srcity.org to obtain a preliminary fee calculation. The fees referenced above do not apply to residential structures that are being rebuilt due to a natural disaster unless the previous units were served from a private well and septic system and the requested City connections are new.
8. The water lateral and water meter providing service to the parcel must be sized to support any additional water demand created by the project. If the proposed project requires the installation of an automatic fire sprinkler system, the existing water service and water meter may need to be upsized. The water service and meter size shall be determined based on flow calculations submitted with the building permit application.
9. A sewer cleanout per City Standard 513/513A shall be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out must be performed under an encroachment permit.
10. Water meters shall be installed per the published design and construction standards in effect at the time of building permit submittal. Metering configurations will be reviewed

under the building permit application.

11. The water services shall be protected with a double check valve backflow device per City Standard 874 if the project is required to install an automatic fire sprinkler system or if a booster pump and tank are incorporated into the project to increase water pressure.
12. If the project proposes the addition or modification of landscaping, landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015, shall be submitted with the building permit application.



11/13/2025

CLEVE GURNEY, PE – DEPUTY DIRECTOR DEVELOPMENT SERVICES