

RESOLUTION NO. ZA-2024-026

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR CONSTRUCTION OF ACCESSORY STRUCTURES, INCLUDING RETAINING WALLS, A POOL HOUSE AND POOL FOR THE PROPERTY LOCATED AT 4004 SPLIT RAIL COURT, SANTA ROSA, APN: 173-800-006, FILE NO. HDP23-006

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 Minor Hillside Development Permit approval to allow the proposed project is based on the project description and plans dated April 11, 2024, and official approved Exhibit A, dated June 4, 2024; 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 has been received;

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 in that the proposed addition is located in an area where there is the least amount of slope, and landscaping along Split Rail Court frontage will minimize the visibility of the proposed accessory structures from street view; and
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the development will occur in areas with the least amount of slope to minimize grading; and
3. 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 that the areas proposed to be graded, where the slope is greater than 10 percent, are minimal and will not be visually prominent; and
4. Project grading respects natural features and visually blends with adjacent properties. Areas proposed to be graded, where the slope is greater than 10 percent, are minimal, and the planting plan includes landscaping and fencing that will shield the pool area from the public right-of-way; and
5. 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 areas proposed to be graded, where the slope is greater than 10 percent, are minimal and will not be visually prominent; and
6. The proposed project complies with the City's Design Guidelines in that the accessory structure locations and designs are sensitive to the site features and

protect native vegetation outside the project site, and the designs minimize grading;
and

7. The proposed project complies with the requirements of this Zoning Code Chapter 20-32 for Hillside Development, all other applicable provisions of the Zoning Code, and the Policy Statement for PD 72-001G. The proposed accessory structures are permitted within the Planned Development Zoning District, and the project plans have been reviewed by City staff for compliance with Section 20-22.050 of the Zoning Code in terms of setbacks, building height, and lot coverage; and
8. The proposed project is consistent the General Plan and any applicable specific plan. The project site is located in an area designated as Very Low Density Residential on the General Plan Land Use Diagram. These areas accommodate rural and hillside developments, where swimming pools and gathering areas are common on single-family residential lots; and
9. 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 project would establish residential accessory uses of the same type and intensity as the other residential uses in the area; and
10. The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and
11. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under CEQA Guidelines Section 15303 in that the project consists of new construction of small accessory structures, such as the retaining wall, pool, and pool house.

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.**

Conditions of Approval

1. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
2. Obtain building permits for the proposed project.
3. Compliance with Engineering Development Services Exhibit A, dated June 10, 2024, attached hereto and incorporated herein.
4. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.

5. All new fencing shall comply with Zoning Code Section 20-30.060.
6. 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.
7. Landscape plans shall be included with the applicant's Building Permit submittal and shall show the addition of landscaping at the property to reduce the visual impact of the proposed accessory structures. Landscaping shall be done in compliance with Zoning Code Section 20-34.050.

This Minor Hillside Development Permit is hereby approved on July 18, 2024. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR

ATTACHMENT: EXHIBIT A

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
June 10, 2024

4004 Split Rail Hillside
Split Rail (4004)
HDP23-006

- 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 (A)(2), external additions, swimming pools, etc., less than \$100,000.00 value will not trigger public improvement requirements. 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 requirement**
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 4-25-24:

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.

DRAINAGE

4. Install a City Standard drain inlet on the private side of the property line to distinguish the public system from the private system.
5. Install a City Standard sidewalk drain between the drain inlet and curb.

GRADING

6. 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 (from Memo dated February 5, 2024)

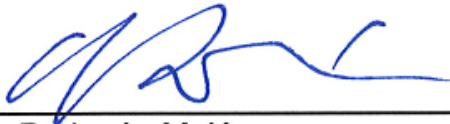
7. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
8. Obtain building permits for the proposed project.

FIRE (from Memo dated May 6, 2024)

Construct a new detached pool house, pool, and retaining wall.

Applicant is advised that the following Fire Department **Conditions** apply to this project:

9. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.
10. **18-44.903.2.11 Specific buildings areas and hazards.**
California Fire Code, Section 903.2.11 is amended to read as follows:
903.2.11 Specific buildings areas and hazards. In all occupancies other than detached Group U occupancies not greater than 1,000 square feet, an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in California Fire Code Sections 903.2.11.1 through 903.2.11.8.



A. R. Jesús McKeag