RESOLUTION NO. ZA-2023-032

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR CROZAT RESIDENCE FOR THE PROPERTY LOCATED AT 3817 SKYFARM DRIVE SANTA ROSA, APN: 173-750-044, FILE NO. HDP23-002

WHEREAS, an application for a Minor Hillside Development Permit was submitted to the Planning and Economic Development Department on January 19th, 2023; and

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 official approved exhibit dated received January 19, 2023; 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 retaining walls, deck, and seating area are in the backyard which utilize the existing trees to screen the improvements from the public right-of-way. Furthermore, the retaining walls will be built in a way that mimics the topographic features of the site; and
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the structures have been designed to minimize encroachment into areas that exceed 25 percent; 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 the terrain area exceeding a 25 percent slope is small in area and has been determined to be visually insignificant/hidden; and
4. Project grading respects natural features and visually blends with adjacent properties in that the retaining walls will step with the slope of the hillside, and the house will be screened from the public right-of-way through existing mature trees; 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 the proposed improvements are sited on the flattest portions of the site; and
6. The proposed project complies with the City's Design Guidelines by minimizing grading and utilizing landscaping to screen structures from the downhill direction; and
7. The proposed project complies with the requirements of the Hillside Development Ordinance (Chapter 20-32 of the City's Zoning Code) and all other applicable provisions of the Zoning Code in that the site is zoned PD72-001F, which is intended for single-family houses and associated structures in a hillside area. Additionally, the irrigation system is designed pursuant to Zoning Code Section 20-34.060; and
8. The proposed project is consistent with the General Plan and any applicable specific plan in that the site is designated Very Low-Density Residential, which accommodates rural and hillside developments and is intended for single-family units and associated improvements; 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 Building and Engineering staff have reviewed the project, and the proposed improvements are consistent with City Code requirements; 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 project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 1503(e), the project is categorically exempt from CEQA because it consists of the new 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.**

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. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
4. 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.

This Minor Hillside Development Permit is hereby approved on June 15, 2023. 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: _____
SUSIE MURRAY, ZONING ADMINISTRATOR