

RESOLUTION NO. ZA-2024-041

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR THE DEAUVILLE REBUILD FOR THE PROPERTY LOCATED AT 3731 DEAUVILLE PLACE, SANTA ROSA, APN: 173-640-020, FILE NO. HDP24-003

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 May 14, 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 this site was previously developed, and all vegetation and the existing home were destroyed during the Tubbs Fire in 2017. The newly designed home will be placed in the same area of the site of the one that was lost and avoids adolescent trees that are on the eastern side of the property that will eventually grow and screen the home from the view of their neighbors on Cross Creek Road;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the structure is designed to minimize encroachment into areas that exceed 25 percent. The site was previously constructed and graded for a single-family dwelling, which was destroyed in the Tubbs Fire. The new home's foundation and roof line step with the hillside;
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 through visual analysis was determined to be visually insignificant. To keep it visually insignificant, the project has been conditioned to plant more trees at the foot of the hill, screening the view of the homes at the foot of the hill; and
4. Project grading respects natural features and visually blends with adjacent properties in that building is designed to fit the topography, and the building steps with the contours of the hillside. Because the building does not replicate the pre-

fire footprint and building height, a Hillside Development Permit was required pursuant to Zoning Code Section 20-28.100 F;

5. Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to the topography. Specifically, the structure is built into the hillside, and the footprint of the home bends to follow the contours of the hillside;
6. The proposed project complies with the City's Design Guidelines, Section 4.5 Hillside Considerations, in that the building is designed to blend in with the natural topography and includes a split level design following the slope;
7. The proposed project complies with the requirements of this Chapter and all other applicable provision of this Zoning Code in that the parcel is zoned PD72-001H-RC, which is intended for single-family residential development. The project has been reviewed in compliance with the Policy Statement and Zoning Code Standards including setbacks, building height, and lot coverage. .
8. The proposed project is consistent the General Plan and any applicable specific plan in that the site is designated Low-density Residential, which accommodates single-family residential development;
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 City staff, including Fire, Building, Planning, and Engineering have reviewed the project, and no concerns or issues were raised;
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 15303, the project is categorically exempt from CEQA because the proposed project consists of one single-family home.

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. Saturday. No construction is permitted on Sunday 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.
5. Applicant shall submit a landscaping plan that includes planting four 15-gallontrees to the rear of the property with the building permit.

This Minor Hillside Development Permit is hereby approved on **choose a date**. 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