

RESOLUTION NO. ZA-2024-040

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR HILLSIDE DEVELOPMENT PERMIT FOR A NEW CONCRETE TERRACE AND NEW STUCCO WALLS ALONG THE PERIMETER FOR THE PROPERTY LOCATED AT 3605 KELSEY KNOLLS SANTA ROSA, APN: 173-300-003, FILE NO. HDP24-001

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 Minor Hillside Development Permit approval to allow the proposed project is based on the project description and official approved exhibit date stamp received January 11, 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 stairs to the concrete terrace steps with the existing hillside topography, and the trees to the east helps screen the property and its features from the Keysight Technologies site;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that grading is limited to the footprints of the proposed terraces, and the proposed terraces seldom moves into the 25% or greater slopes;
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 proposal minimizes the alteration of topography and does not interrupt view of the skyline, complying with Section 20-32.020 of the City's Zoning Code by locating the proposed terrace in the most accessible, least visually prominent, most geologically stable, portion of the site, and at the least feasible elevation;
4. Project grading respects natural features and visually blends with adjacent properties in that no trees are proposed to be removed, and the steps from each terrace step with the natural slope;
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 project is

around 12 feet of elevation avoiding flat pads on the property, and the terrace steps with the surrounding topography;

6. The proposed project complies with the City's Design Guidelines in that the project limits grading for understructure areas, preserves the ridgetops as a back drop, and the terrace are placed in a way that preserves the trees in the background;
7. The proposed project complies with the requirements of this Chapter and all other applicable provision of this Zoning Code in that the project has been reviewed by the requisite departments, and no issues were raised. Additionally, the site is zoned PD98-002 RC, which is intended for single-family homes and associated structures in a hillside area;
8. The proposed project is consistent the General Plan and any applicable specific plan in that it maintains view corridors and natural ridgelines, and terraces are a typical accessory use for houses in the mountains;
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 terraces are placed within the backyard, and the project has been reviewed by the Building Department for safety issues;
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(e), the project is categorically exempt from CEQA because the new terrace is an appurtenant use to the main dwelling.

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 7:00 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 **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