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 600-SQUARE-FOOT DETACHED WOOD DECK FOR THE PROPERTY LOCATED AT 3591 BLACKHAWK CIRCLE, SANTA ROSA, APN: 173-590-005, FILE NO. HDP24-010

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 approved plans dated November 21, 2024, and the official approved exhibit dated January 25, 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 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 location of the deck is not in direct view of the neighboring properties due to the topography of the site, orientation of the home, and it will be constructed on the rear elevation; and
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the deck will be constructed in an area where no grading is needed; 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 there are no slopes that exceed 25% on the project site; and
4. Project grading respects natural features and visually blends with adjacent properties in that the deck is located on the west (rear) of the residence, which is a common feature for single-family residential properties in hillside areas. The proposed deck will preserve the natural features of the site and has been conditioned to provide vegetative screening to minimize its visual prominence to neighboring properties; 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 deck is supported by piers approximately 8½ feet off the ground and does not involve any concrete pads; and

6. The proposed project complies with the City's Design Guidelines in that a deck is common for single family detached homes and it's on the back side of the house; and
7. The proposed project complies with the requirements of this Chapter and all other applicable provision of this Zoning Code. Decks are permitted within the Planned Development (PD 72-001L) 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. Additionally, the PD 72-001L Zoning District is intended for single-family dwellings and associated accessory structures in a hillside area; 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 Low Density Residential on the General Plan Land Use Diagram. These areas accommodate hillside developments, where decks are a common feature on single-family homes; 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 plans have been reviewed by City staff, including the Fire Department, Engineering Development Services, the Building Division, and Planning, and the project has been conditioned appropriately in terms of public safety; and
10. 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 it involves the construction of a small structure.

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. Obtain building permits for the proposed project.
2. Provide a geotechnical investigation report and plan review letter with the Building Permit application.
3. Compliance with Engineering Development Services Exhibit A, dated January 25, 2025, attached hereto and incorporated herein.
4. The home is located in the Wildland Urban Interface; ensure the project is compliant with all local amendments including the requirements for an Ignition Free Zone around the home for landscaping.

5. 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.

6. Trees and landscaping shall be planted in order to minimize the visual prominence of the proposed deck.

7. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.

8. 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.

9. 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 April 3, 2025. 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: _____
CONOR MCKAY, ZONING ADMINISTRATOR

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
January 21, 2025

New Deck
3591 Blackhawk Circle
HDP24-010

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 requirement

III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans received December 6, 2024

STORM WATER COMPLIANCE

1. 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.”

GRADING

2. 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

3. Provide a geotechnical update and plan review letter with the building permit application. The update shall include grading, drainage, paving and foundation design recommendations for the site work.

4. Obtain building permits for the proposed project.

01/21/2025

CLEVE GURNEY, PE – DEPUTY DIRECTOR, DEVELOPMENT SERVICES