City of Santa Rosa

Crozat Residence Landscaping

3817 Skyfarm Drive

June 15, 2023

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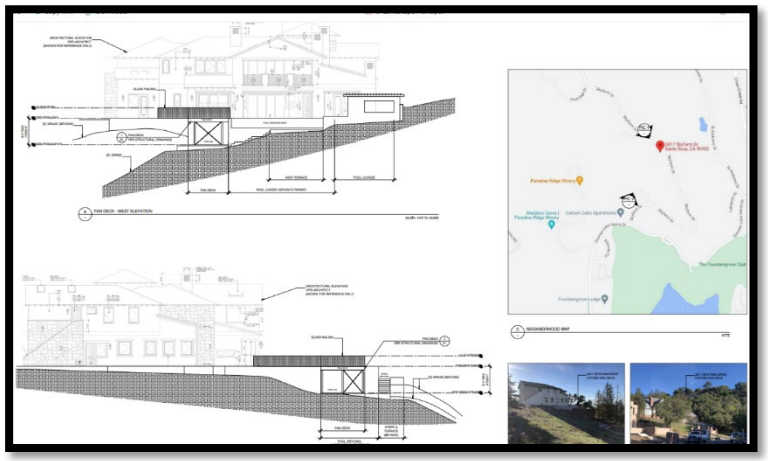
Planning and Economic Development

City of Santa Rosa

Project Description

- Backyard landscaping project associated with rebuilding a residence.
- Includes two retaining walls and on-grade seating areas along with a deck that is contiguous with the end of the pool.
- Area of grading is on a slope greater than 10% limited to 320 square feet.



Zoning and General Plan

- General Plan: Very Low Residential
- Zoning: PD 72-001F-RC

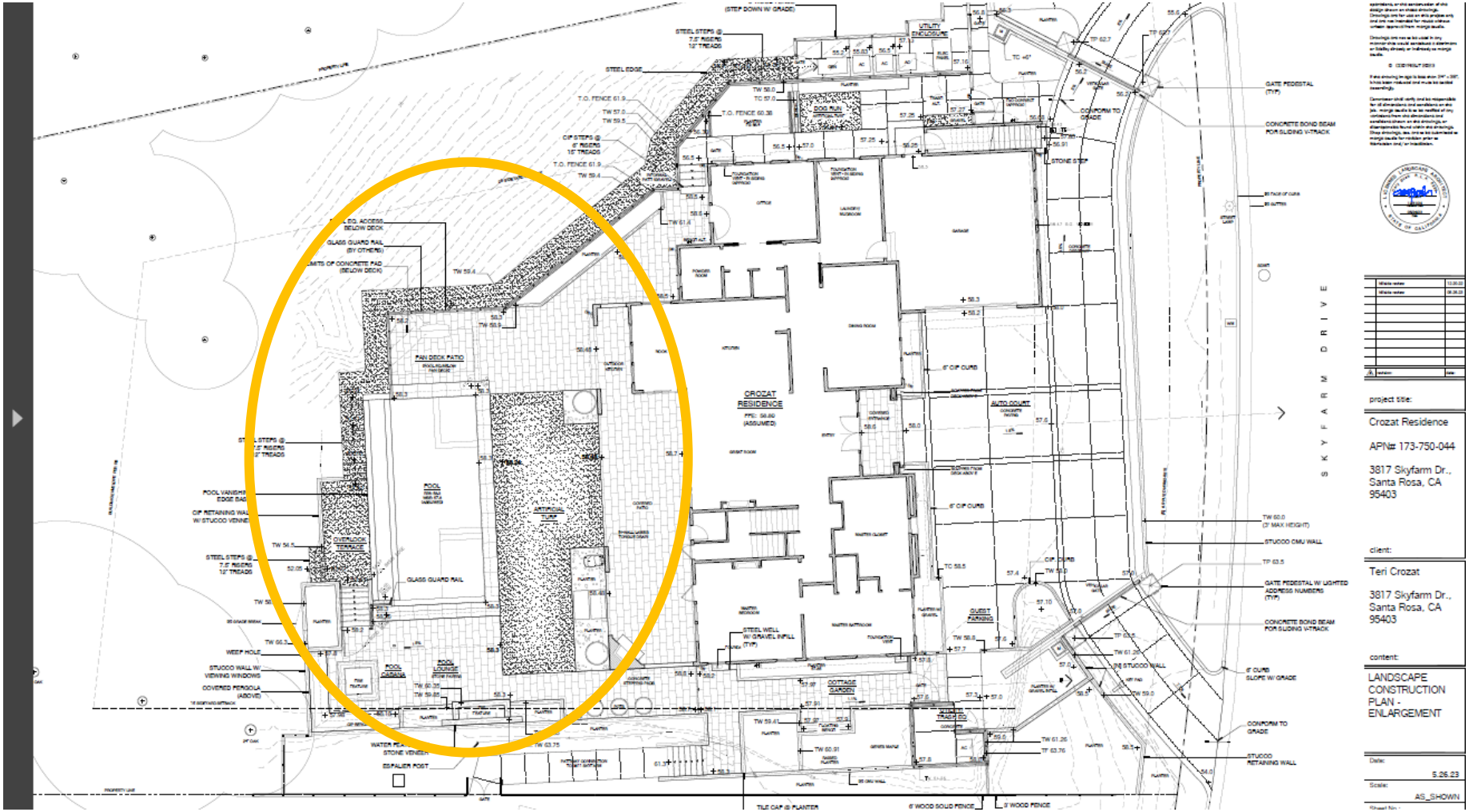
3817 Skyfarm Drive
Pre-fire

Project Location
3817 Skyfarm Drive
Post-fire

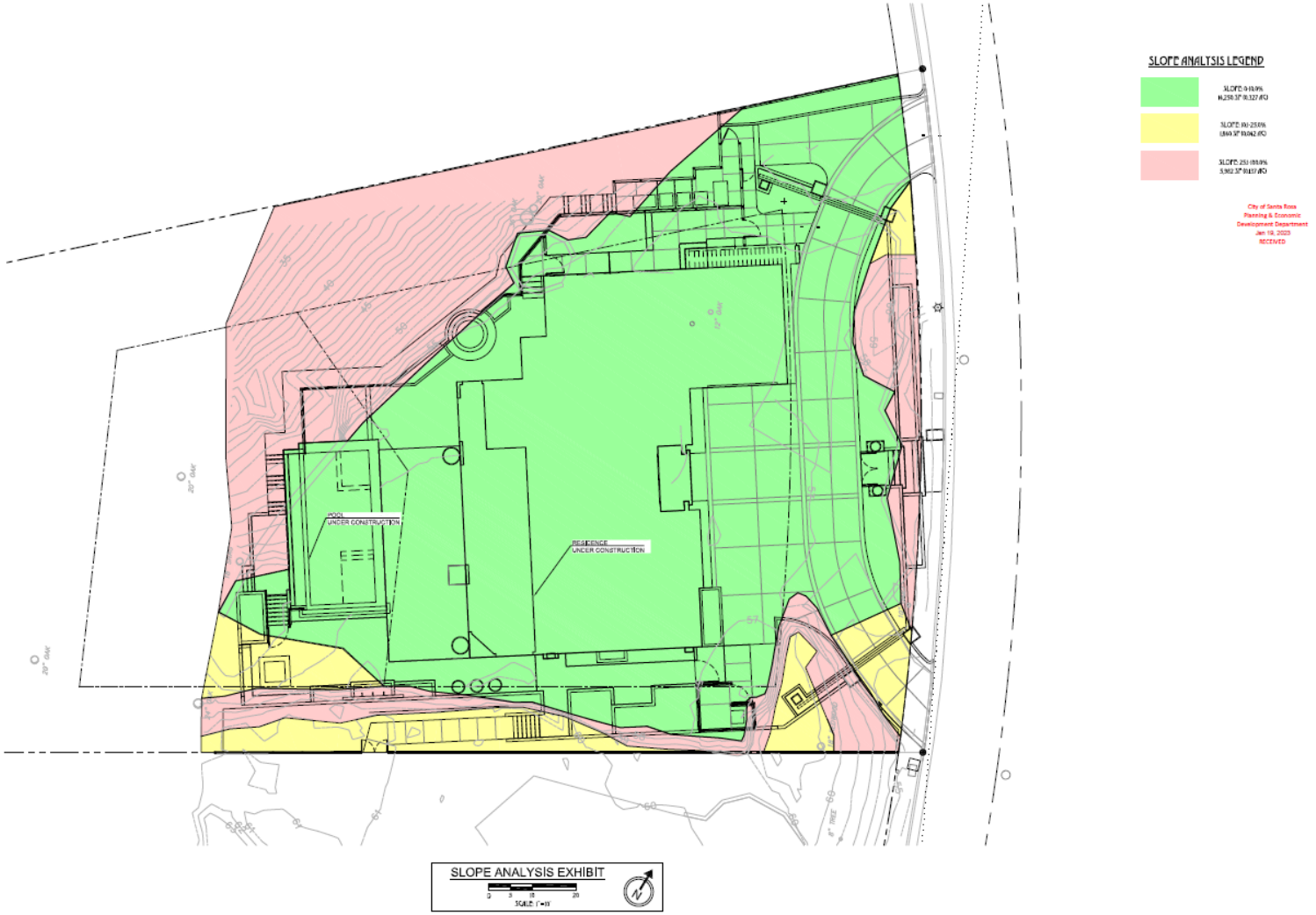
Project Location
3817 Skyfarm Drive
Post-fire

City of Santa Rosa

Site Plan



Slope Analysis Exhibit



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Landscape Plans

City of Santa Rosa

Findings

1. Site planning minimizes the visual prominence of 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;
2. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more;
3. Site development does not alter slopes of greater than 25 percent, except in compliance with Section 20-32.020.B (Applicability—Limitations on hillside development);
4. Project grading respects natural features and visually blends with adjacent properties;

Findings (cont.)

5. Building pad location, design, and construction avoids large areas of flat pads, and building forms are instead “stepped” to conform to site topography;
6. The proposed project complies with the City’s Design Guidelines;
7. The proposed project complies with the requirements of this chapter and all other applicable provisions of this Zoning Code;
8. The proposed project is consistent with the General Plan and any applicable specific plan; 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.

Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Guidelines Section 15303 (e)
  - Categorically exempt from CEQA it is new construction of various accessory structures

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Public Comments

No public comments have been received.

Recommendation

It is recommended by Planning and Economic Development Department that the Zoning Administrator approve the Hillside Development Permit for 3817 Skyfarm Drive.

Questions

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