

RESOLUTION NO. 11502

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR VISTA GABRIELLE SUBDIVISION LOCATED AT 5150 SONOMA HIGHWAY - ASSESSORS'S PARCEL NUMBER(S) 031-430-018/031-430-019 - FILE NO. HDP08-020

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above referenced Hillside Development Permit for the Vista Gabrielle Subdivision; and

WHEREAS, the Planning Commission finds that the approval of the Hillside Development Permit meets the requirements of the Santa Rosa Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that the proposed plan is consistent the required findings for a Hillside Development permit and is consistent with the General Plan and the design guidelines for hillside development in that:

- A. 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. The location of the property and the proposed development will not be readily seen except from the immediate Highway 12 right-of-way. As outlined in the visual analysis, the future development will not be visible from major viewpoints.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more.
- C. Site development does not alter slopes of 25% or more, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development),
- D. Project grading respects natural features and visually blends with adjacent properties.
- E. Building pad location, design, and construction avoids large areas of flat pads, and building forms will be stepped to conform to site topography.
- F. The proposed project complies with the City's Design Guidelines.
- G. The proposed project complies with the requirements of this Article and all other applicable provisions of this Zoning Code.
- H. The proposed project is consistent with the General Plan.
- I. 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.

BE IT FURTHER RESOLVED that a Hillside Development Permit for the Vista Gabrielle Subdivision located at 5150 Sonoma Highway is approved subject to the following conditions:

1. Compliance with the Final Development Advisory Committee Report dated December 17, 2009.
2. This Hillside Development Permit is subject to rezoning of the property from the R-1-6 to the R-3-18 zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of January, 2010, by the following vote:

AYES: (7) (Allen, Bañuelos, Bartley, Caston, Cisco, Duggan, Poulsen)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (0)

APPROVED: \_\_\_\_\_  
CHAIR

ATTEST: \_\_\_\_\_  
EXECUTIVE SECRETARY