

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
JULY 22, 2021

PROJECT TITLE

Warren Residence Zoning Variance

ADDRESS/LOCATION

3523 Coffey Meadow Place

ASSESSOR'S PARCEL NUMBER

034-371-014

APPLICATION DATE

September 25, 2020

REQUESTED ENTITLEMENTS

Variance

PROJECT SITE ZONING

PD 0184-RC (Planned Development No. 0184, within the Resilient City combining district)

PROJECT PLANNER

Susie Murray

APPLICANT

Nancy and Franklin Warren

PROPERTY OWNER

Nancy and Franklin Warren

FILE NUMBER

ZV20-003

FURTHER ACTIONS REQUIRED

None

GENERAL PLAN DESIGNATION

Low Density Residential

RECOMMENDATION

Approval

For the Planning Commission meeting of July 22, 2021

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION
FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: WARREN RESIDENCE ZONING VARIANCE

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Zoning Variance that would allow a five-foot encroachment into the required ten-foot second-floor side yard setback on both sides of the single-family dwelling proposed at 3523 Coffey Meadow Place.

PROJECT DESCRIPTION

The subject site is in the Coffey Park planned development community. The home that was previously constructed on the site was destroyed in the Nuns/Tubbs firestorm in October 2017. The applicant/property owner is proposing an alternative design for reconstruction: a concrete two-story residence with single-plain (no stepping) walls on both sides of the home, along the five-foot setback line. To accommodate this request, the project before the Planning Commission involves a Zoning Variance to allow a five-foot encroachment into the required ten-foot second-story setback.

Figure 1: Front (East) Elevation



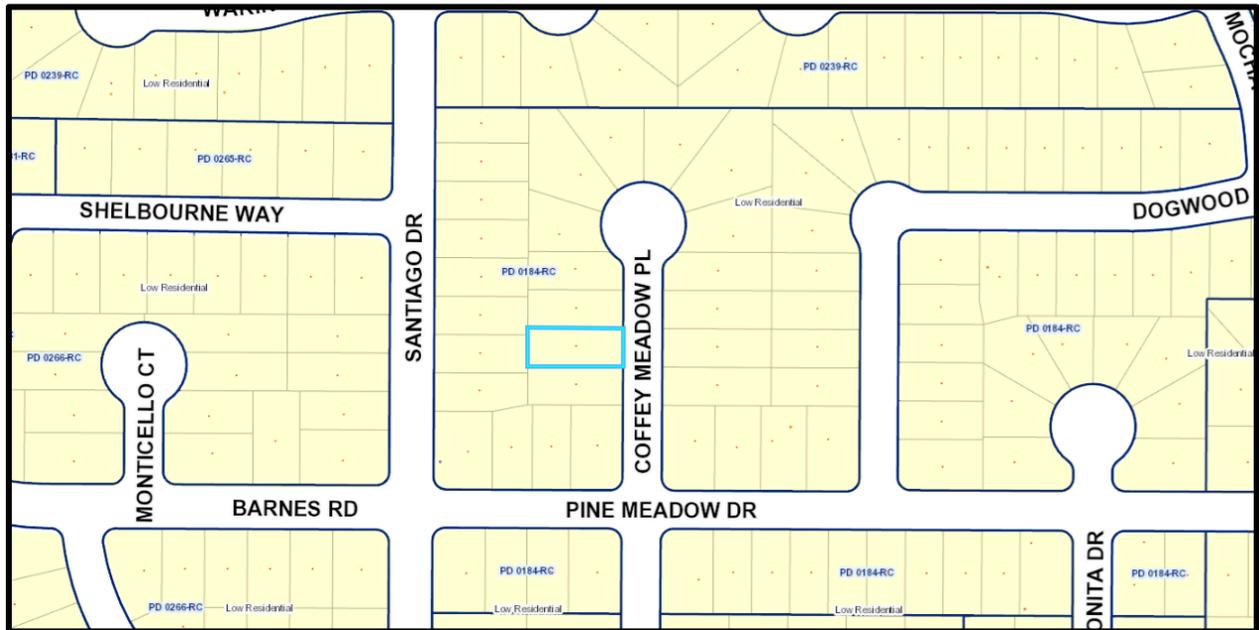
Source: Project Plans, prepared by Design Everest Consulting Engineers

BACKGROUND

1. General Plan Land Use Designation, Zoning and Current Development

The subject site and properties surrounding it on all sides are within an area of the City designated as Low Density Residential on the General Plan Land Use Diagram; the area is comprised of several different residential PD (Planned Development) zoning districts; and the entire area as shown in Figure 2 below is predominantly developed with single-family residential development.

Figure 2: Existing General Plan Land Use and Zoning



Source: City of Santa Rosa Geographic Information System (GIS)

2. Project History

The Warren residence was originally constructed in 1985/86.

On October 8, 2017, the residence was destroyed in the Tubbs firestorm.

On September 25, 2020, an application was submitted to Planning and Economic Development requesting a Zoning Variance from the R-1-6 development standards and development standards allowed in the PD 0184 Policy Statement.

On June 11, 2021, a Notice of Application was mailed to property owners and occupants within 600 feet of the subject site.

ANALYSIS

1. Zoning

As shown on the draft resolution, the Planning Commission must make the five findings below before granting the variance:

- a. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts or creates an unnecessary and non-self-created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the applicable development standards.
- b. A non-self-created hardship peculiar to the subject property does exist by reason of the conditions, and that these conditions are not common to all or most of the properties in the immediate area which are also within the identical zoning district. In this context, personal, family, or financial difficulties, loss of prospective profits, and existing zoning violations, or legal nonconforming uses or structures existing on neighboring properties shall not be deemed hardships justifying a Variance.
- c. Granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity which are within the identical zoning district as the subject property, and that a Variance, if granted, would not constitute a special privilege to the subject property which is not held or enjoyed by neighboring properties within the identical zoning district.
- d. The Variance would not be of substantial detriment to adjacent properties and would not be in conflict with the purposes and intent of this Zoning Code, the General Plan, any applicable specific plan, or the public interest or welfare.
- e. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). For more detailed information, refer to the Environment Review section of this staff report.

2. Neighborhood Comments

During a site visit, a neighbor stopped to say they supported the project. To date, this is the only comment received.

3. Public Improvements/On-Site Improvements

No on- or off-site improvements are required.

FISCAL IMPACT

If approved, this project will not have an impact on the General Fund.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):

Pursuant to CEQA Guideline Section 15269, replacement of a residence destroyed during a disaster, such as a fire, is exempt from CEQA.

Pursuant to CEQA Guideline Section 15302, the replacement of the residential structure qualifies for a Class 2 Categorical Exemption in that it involves the reconstruction of a residential unit on a site where a residential structure was destroyed in the October 2017 firestorm, and will serve the same purpose as the previous structure.

Pursuant to CEQA Guideline Section 15303, the project involves the construction of one single-family residential unit and therefore qualifies for a Class 3 Categorical Exemption.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

All required public noticing, including the installation of a 12-square foot public hearing sign, a mailed Public Hearing Notice (PHN) to property owners within 600 feet of the project site, and a PHN published in the Press Democrat, was done in compliance with Zoning Code Chapter 20-66.

ISSUES

There were no issues identified during staff's review of the project materials.

ATTACHMENTS

Attachment 1: Disclosure Form

Attachment 2: Location/Neighborhood Context Map

Attachment 3: Project Plans, prepared by Design Everest Consulting Engineers,

WARREN RESIDENCE ZONING VARIANCE
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stamped received September 25, 2020

Attachment 4: Photographs of new residential structures in the neighborhood, provided by the applicants.

Resolution 1: Variance

CONTACT

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