

Warren Residence Rebuild Zoning Variance

3523 Coffey Meadow Place

July 22, 2021

Susie Murray, Senior Planner
Planning and Economic Development

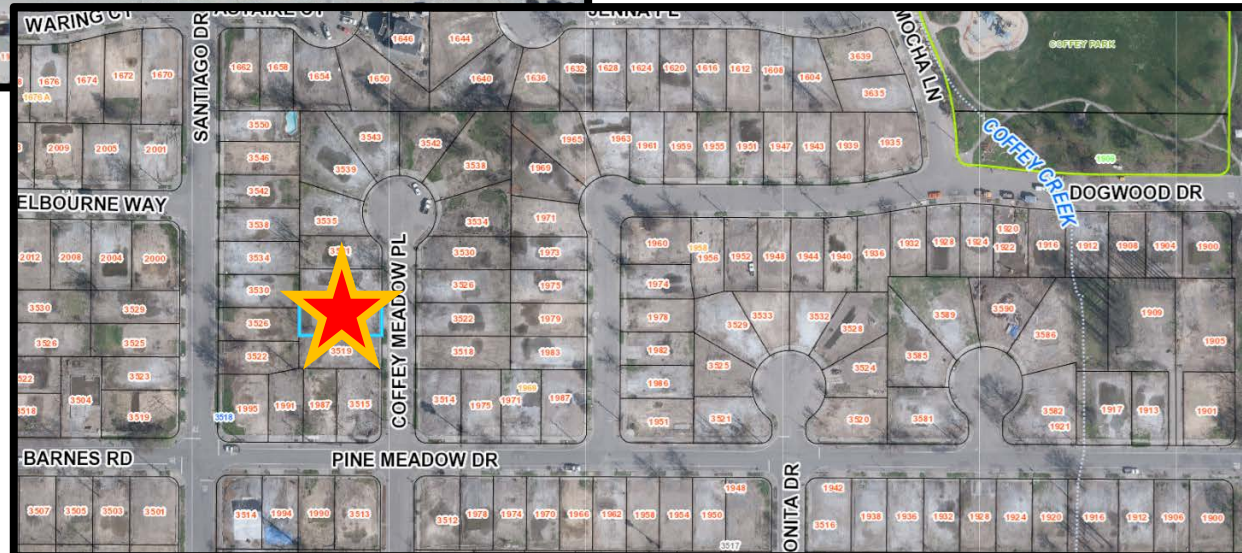
- Construct a two-story house that encroaches into the second-story, ten-foot, side yard setback
- Allowed through the approval of a Zoning Variance

Project Location Address

Current Conditions



Post Fire Conditions



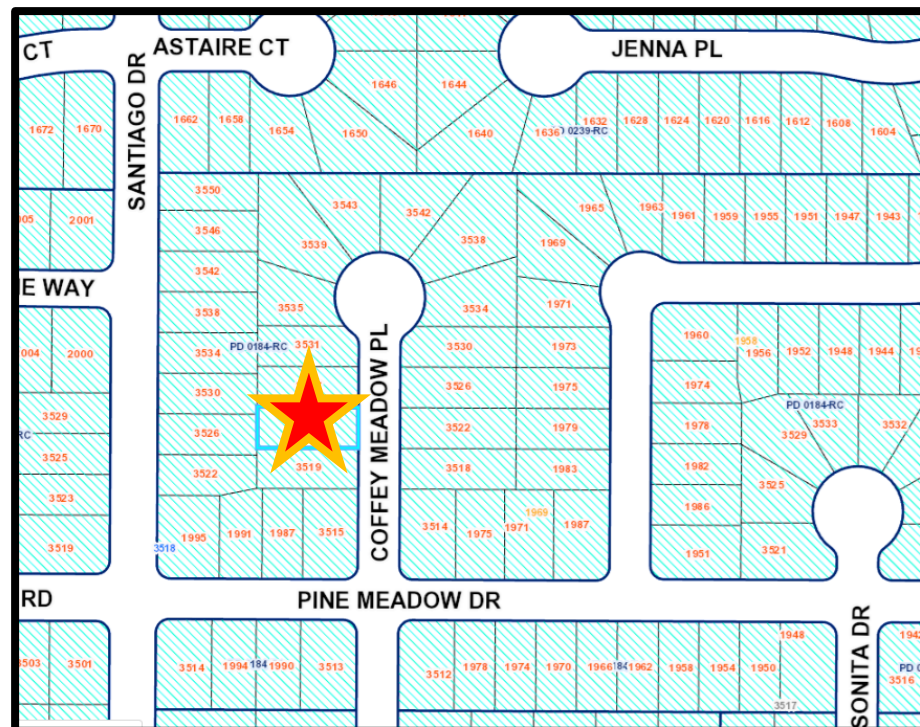
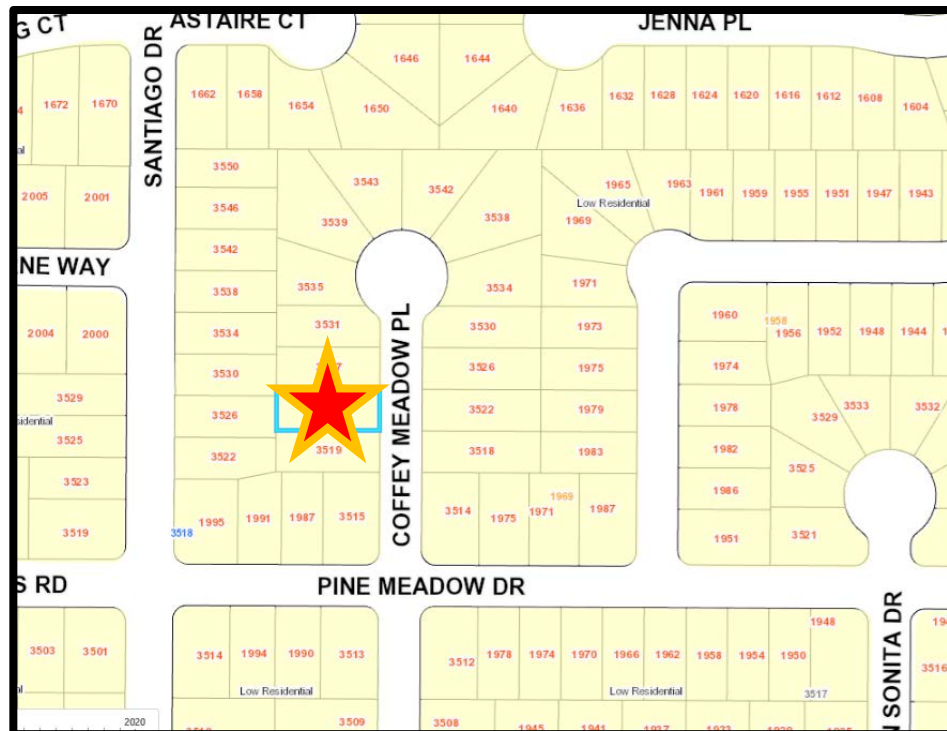
1985/1986 - Residence was originally constructed.

October 8, 2017 – Residence destroyed in
Tubbs/Nuns Fire

September 25, 2020 – Application for Zoning
Variance was submitted to Planning and Economic
Development.

Low Density Residential




PD 0184 Residential Planned Development



Variance Findings

- The Planning Commission must make five findings:
 - Special circumstances applicable to the property;
 - A non-self-created hardship peculiar to the site;
 - Necessary for preservation and enjoyment of property rights possessed by nearby properties with the same zoning;
 - Would not be a detriment to adjacent properties; and
 - In compliance with CEQA

3523 Coffey Meadow Place

-  Subject site
-  Interior; 2-story;
no stepping on
either side
-  PD 0184
Boundary



Environmental Review

California Environmental Quality Act (CEQA)

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

- CEQA Guideline Section 15269 - Replacement of a residence destroyed during a disaster
- CEQA Guideline Section 15302 - Reconstruction of a residential unit that will serve the same purpose as the previous structure
- CEQA Guideline Section 15303 - Involves the construction of one single-family residential unit

There were no issues discovered as a result of staff's review of the project.

No comments have been received to date.

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission make the findings for and approve a Zoning Variance for the Warren Residence Rebuild at 3523 Coffey Meadow Place.

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