



IMPROVEMENT VARIANCE APPLICATION
CITY OF SANTA ROSA
PLANNING & ECONOMIC DEVELOPMENT (PED)

		File No. ENGV25-018 (For City Use Only)
Proposed Project Name Lands of Pham	A.P.N. 183-240-018	Date of Application 6/19/2025
Project Address 635 Benjamins Road	Business Phone (707) 542-4321	Home Phone ()
Applicant Name Gregg Jennings, P.E.	Applicant Address 2800 Cleveland Ave, Ste B	
City Santa Rosa	State CA	Zip 95403

DESCRIPTION OF VARIANCE REQUESTED:

Request relief from the requirements of Section 18-12 to construct Curb, gutter, sidewalk, and driveway apron as well as undergrounding overhead power distribution lines and communication cables under 18-12.040 – “The City Engineer may grant a variance from any requirement imposed pursuant to this chapter if, on the basis of the grounds asserted and the evidence submitted, the City Engineer makes written findings of fact that establish that one or more of the circumstances set forth below apply:”

JUSTIFICATION FOR VARIANCE REQUESTED:

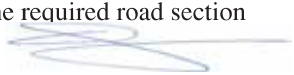
Please see attached Exhibit.

There is no existing curb gutter and sidewalk for pedestrian or drainage connectivity within 1,100 feet of the project. Existing pedestrian facilities are established on the opposite (east) side of Benjamins Rd.

There is existing storm drain along the project frontage that is too shallow to allow for new paving section or curb and gutter.

There is an existing power pole that is currently behind the edge of traveled way. The required road section




Applicant's Signature

City's Response to Request:

- ☐ Conditionally Approved - See Attached Exhibit "A"
☐ Approved
☒ Denied **SEE ATTACHED EXHIBIT A FOR PARTIAL DENIAL**
 ☐ Special Circumstances or,
 ☐ Inadequate relationships and
 ☐ Not materially detrimental
 (See reverse for explanation of findings)

Signed  Dan Hennessey (Aug 12, 2025 07:54:36 PDT) Date 08/12/2025
City Engineer



8/11/2025

Gregg Jennings – BC Engineering
635 Benjamins Road
Santa Rosa, CA 95409

Re: Exhibit A – ENGV25-018: Frontage Improvement Requirements

Dear Mr. Jennings,

Regarding the Conditional Use Permit application, PLN25-0206, for the construction of a 15-bedroom community care facility. An Engineering Variance (ENG25-018) was applied for requesting relief from the requirements in the City Code to construct frontage improvements and underground overhead distribution and communication lines.

Chapter 18-12.010

No building permit shall be issued for any proposed building, structure, or improvement on any lot or lots, within a 12-month period, exceeding an accumulated amount of \$20,000.00 or 25% of the replacement value of the existing structures or improvements on the lot or lots, unless one-half of the street along the abutting frontage adjacent to the existing or proposed improvements located on the lot or lots has been dedicated and improved for the full width of such lot or lots in accordance with City standards

Chapter 13-12.250

- (A) Effective December 19, 1986, all distribution lines supplying electrical energy to major subdivisions, nonsubdivided residential developments containing five or more dwelling units, and nonresidential developments whose value as calculated for the purpose of issuing a building permit exceeds \$500,000.00, at standard voltages necessary to furnish permanent electrical service within such subdivisions and developments, and all telephone, telegraph and television services, and any other service to such subdivisions and developments which are provided by means of wires, cables or conduits designed to carry electrical energy or electromagnetic energy of any kind whatsoever, be they constructed via joint-pole electrical distribution lines or independent systems, shall be installed and maintained underground.*
- (B) Effective December 19, 1986, all electrical utility main feeder lines supplying electrical energy to major subdivisions, nonsubdivided residential developments containing five or more dwelling units, and nonresidential developments whose value as calculated for the purpose of issuing a building permit exceeds \$500,000.00, at high voltages necessary to furnish permanent electrical service within regional service areas shall be permitted to remain overhead, but a vacant conduit system shall be placed underground to allow undergrounding of these facilities in the future*



Based on the application and exhibit submitted by the applicant, I recommend a partial denial of the Variance request, ENGV25-018:

- 1) Denial of the request to not construct curb, gutter, sidewalk, and driveway apron. These improvements do not result in practical difficulties or unnecessary hardships. They bear a reasonable relationship to the proposed development and are not materially detrimental to the public welfare or injurious to the property. The exhibit provided proves that these improvements can be constructed.
- 2) Approval of the request to not underground overhead distribution and communication lines. The undergrounding of these lines along this frontage does not improve the visual appearance of the general roadway as distribution and communication lines have been kept overhead to the north and south at the intersections with Speers Rd. In addition, the undergrounding will result in unusual hardships as additional poles would be required along with undergrounding overhead services across the street.

The Variance application did not clearly request relief from the placement of vacant conduit for future undergrounding. The placement of vacant conduit along the entire frontage is required for this development.

If you have any questions regarding the information provided, I can be reached at cgurney@srcity.org or (707) 543-3206.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cleve Gurney", written over a light blue horizontal line.

Cleve Gurney, P.E. | Deputy Director, Development Services

Planning and Economic Development

100 Santa Rosa Avenue | Santa Rosa, CA 95404

ENGV25-018_Variance_Partial Denial_Benjamins Rd (635)

Final Audit Report

2025-08-12

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