

City Council Agenda Report for June 22, 2016: Request to amend the City General Plan Land Use Map to change the land use designation from Low Density Residential (LDR) to Neighborhood Commercial (NC) on 0.6 acres located on the SE corner of Santa Clara Drive and Heights Drive.

Background: The City has received an **application from Mr. Richard Kohler, property owner**, to amend the City General Plan Land Use Map by changing the land use designation from Low Density Residential (LDR) to Neighborhood Commercial (NC) on 0.6 acre located on the SE corner of Santa Clara Drive and Heights Drive. The property is located just east of City Hall, with Heights Drive separating the two properties.

Purpose of the Requested Change to the City General Plan: The applicant seeks a change to a Commercial use designation in order to later allow for a zone change which would permit a small 18 room inn to be known as the Santa Clara Inn. There are four buildings proposed and a farm style 24' tall silo structure which would have one guest room. Two of the buildings would be 2-story and two buildings would be one story, with an outdoor lap swimming pool on the top of the eastern most single-level building. The pool is rather small with a proposed dimension of 6' X 40' which would accommodate lap swimming for a few guests at a time. The above details are more typical of a zone change request rather than a General Plan amendment request but the applicant has a preliminary design for the property and would like neighbors and city officials to be aware of what is proposed for the property. The building designs represent historical architecture and all four of the buildings are in scale with typical single family dwellings in the general area.

General Plan considerations: The property fronts on Santa Clara Drive, and is just east of the City Hall. The property is just outside the current boundary of the Santa Clara Historic District, and also just outside the Neighborhood Commercial designation on the General Plan Land Use Map. Neighborhood Commercial extends through the Historic District and presently ends at Height Drive. The request is to extend the "Neighborhood Commercial" land use designation eastward to include this lot. The proposed 18 guest rooms will not generate significant traffic and therefore is a good use for the property based on traffic generation. Also the proposed building scale and design with one and two-story buildings fits the surrounding area. The buildings are designed similar to single family homes typical of the early 20th century with "dixie dormers" and exterior appearances typical of historic homes in the area.

Staff Recommendation: Staff believes the proposed use of the property is in harmony with the goals of the City General Plan and in scale with the surrounding neighborhood. The 18 room guest inn will not generate significant traffic and the proposed historic design of the buildings and silo will be an attractive addition to Santa Clara Drive and the city in general. Mr Kohler has modified his original plan slightly to extend a wood privacy/noise wall (ie, parapet wall) up to 7' tall along the south and east edge of the roof (ie, pool level) on the 'east' building. This will provide privacy to the adjoining neighbor, Mr Gubler, as well as reduce any noise generated from the roof top pool and sundeck.

PC Action: The PC held a public hearing on this request on April 12, 2016 with a significant neighborhood presence. The public comments were generally opposed to the idea of an inn or bed & breakfast at this location due to noise (from outdoor pool) and traffic. Staff has recommended adding a privacy/noise wall to the roof top pool area (ie, extend a parapet wall on the south and east side of that 1-story building, or eliminating it from the plan. Traffic generated by the proposed 18 guest rooms can be accommodated on Santa Clara Drive, with access from Heights Drive. The above details are typical of consideration with a re-zone request but the applicant has provided a site plan and elevation drawings and the public comments addressed the pool-noise concern and possible traffic issues. The PC voted 6-0 recommending denial of the change to the General Plan. Their action was in response to the neighborhood concerns, particularly noise from an elevated outdoor pool, and other concerns such as traffic. **The applicant has since modified his plans to add a privacy wall on the south and east side of the eastern most building to reduce noise and help with privacy concerns from the adjoining neighbor (Mr. Gubler).**