

City Council Agenda Report for Oct. 26, 2016: Requests to;

- 1. 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.**
- 2. Amend the City Zoning Map by changing the zoning designation from R-1-10 to Planned Development Commercial.**
- 3. Extend the boundaries of the City Historic District eastward to include the Town Hall property and the Kohler property on the southeast corner of Santa Clara Drive and Heights Drive.**

Background: The City has received an **application from Mr. Richard Kohler, property owner,** to 1) amend the City General Plan Land Use Map by changing the land use designation from Low Density Residential (LDR) to Neighborhood Commercial (NC), 2) Change the zoning from residential R-1-10 to Planned Development Commercial, and 3) to extend the Historic District boundaries eastward to include the Town Hall property and the Kohler property (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. The City Council requested that the zone change and the General Plan amendment be considered concurrently, and the PC considered the above 3 requests on July 12, 2016.

PC Action: On 7/12/16 the PC held 3 public hearings on the above three related requests related to the proposed Santa Clara Inn. There were various public comments regarding the requested General Plan and Zoning map amendments. **The PC recommends approval of all 3 requests related to the Santa Clara Inn, on condition of the applicant holding a meeting with the adjoin neighbors or individually contacting the adjoining neighbors to discuss the development proposals with them. Such meeting shall occur prior to the City Council considering the above requests.**

Purpose of the Requested Change to the City General Plan, and Zoning Map: The applicant seeks a change in the General Plan to a Commercial use designation, rather than a Residential designation in order to allow for a zone change to PD-Commercial for 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 a small outdoor reflective pool (previously a swimming pool) on the top of the eastern most single-level building. The swimming pool has been deleted from the proposal due to concerns from neighbors over noise and their loss of privacy. The above details are needed for the requested PD-Commercial zone. The building designs represent historical architecture and all four of the buildings are in scale with typical single family dwellings in the general area.

The applicant and City Council feel that an extension of the Historic District boundaries to include this property is in the best interests on the city.

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. Commercial use of the property makes sense from a traffic standpoint as the large (0.6 acre) parcel can be accessed from Heights Drive, rather than an access off/on Santa Clara Drive which poses a traffic safety concern.

Rezone Considerations: The requested rezone from R-1-10 to Planned Development Commercial would allow for the proposed Santa Clara Inn, an 18 guest room development which would not generate significant traffic and therefore would be 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.

Meeting with Neighbors: On Oct 11, 2016 Mr. Kohler met with some or all of the adjoining neighbors as was requested by the PC. Details of that meeting are not known other than Mr. Kohler said it was a good meeting & discussion with neighbors.

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 to change the proposed swimming pool to an outdoor reflective pool, and to extend a wood privacy/noise wall (ie, parapet wall) up to 7’ tall along the south and east edge of the roof 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 sundeck. Therefore staff recommends approval of the change to the General Plan map, also a change to the City Zoning Map to accommodate the proposed project, and expansion of the Historic District boundaries to include both the Town Hall property and the Kohler’s property.