

Planning Commission Agenda Report for July 12, 2016: Public Hearing on 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.

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 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 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.

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. Therefore staff recommends approval of the change to the General Plan map, and also a change to the City Zoning Map to accommodate the proposed project.

Previous 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. The PC recommended denial of the General Plan amendment at that time. **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). The applicant has also developed computer simulations showing the building mass of the proposed Santa Clara Inn compared with the two single family homes located to the south of the Kohler property.**

CC Action: The City Council considered the General Plan amendment request on June 22, 2016 and was generally in favor of the proposed project. The City Council requested that the matter be returned to the PC for consideration of three requests concurrently. Those requests are 1) changing the General Plan to designate the subject property as Neighborhood Commercial rather than Low Density Residential, 2) rezoning the property from R-1-10 to PD-Commercial, and 3) extending the Historic District boundaries to include the Kohler property. These 3 requests require a public hearing prior to the PC taking action on the requests.