

City Council agenda report for 1/9/16; Request for grandfather zoning on property located at 2923 Santa Clara Dr. on 0.45 acres.

TABLED FROM 10/26/16.

Agenda Items: Request approval to build multiple buildings on a lot

Zone: R1-10/ historical overlay zone

General Plan designation: Low Density Residential (LDR)

Acres: 0.45 acres

Applicant: Herb Basso property owner/Kent Frei representative.

Project Engineer: Jared Bates, PE with Rosenberg Associates.

Project location: Santa Clara Drive

Residential Zone Request: The applicant proposes to build three units on a 19,600 sq. ft. or 0.45 acre site. There was an existing three-dwelling home that burned down on this lot back in the year 2000; the home was never rebuilt. Our City Ordinance section 17.24.050 (Restoration of Damaged Buildings) allows the restoration of existing buildings, which are destroyed by fire, flooding, or other acts of god, **PROVIDED THE BUILDING RESTORATION IS STARTED WITHIN ONE YEAR OF THE DESTRUCTION.** In this case, approximately 12-15 years have passed since this home was destroyed by fire and therefore all claims to a grandfathered use has expired. This ordinance was passed by City Council in 1997, as was the R1-10 zoning designation.

Staff Recommendation: The current zoning is R1-10, which allows one home on this parcel. Should the applicant acquire the additional 400 square feet necessary to split the lot into two 10,000 sq. ft. parcels, then the two homes could be built according to the R1-10 zone for each lot. In the past, Staff requested a variance to the R1-10 zoning on a parcel across the street, but City Council was firm on not allowing a precedent to be set in reducing R1-10 zoning requirements.

CC Action on 10/26/16: The City Council tabled this request at the October 26th meeting in order to have the applicant address the land use item stated above.