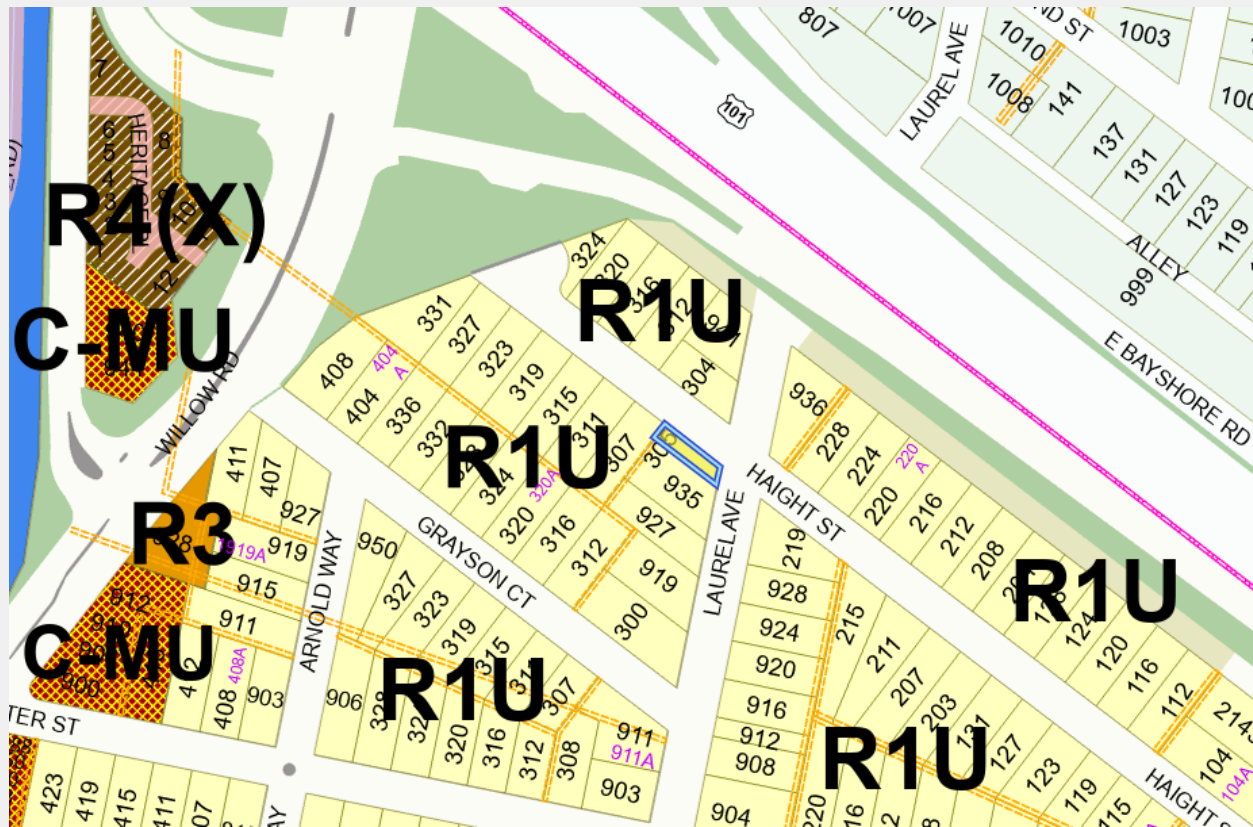




305 Haight St. Appeal

Matt Pruter, Associate Planner

Background



Background (cont.)

- Currently undeveloped lot
- R-1-U (Single Family Urban Residential) zoning
- Substandard with regard to:
 - Lot width (21.7 feet where 65 feet is required)
 - Lot depth (95.3 feet where 100 feet is required)
 - Lot area (2,064 sq. ft. where 7,000 feet is required)

Proposed project

- Use permit requested:
 - To construct two-story, single-family residence on substandard lot
 - To establish floor area limit (FAL) for a lot < 5,000 sq. ft. (1,333.1 sq. ft.)
- Six variances requested:
 - 1) Reduce interior side setback from five feet to three feet
 - 2) Reduce corner side setback from 12 feet to six feet
 - 3) Reduce rear setback 20 feet to 13 feet
 - 4) Reduce required off-street compliant parking spaces from two to one
 - 5) Exceed maximum building coverage of 722 sq. ft. (729.4 sq. ft.)
 - 6) Increase height of daylight plane from 19 feet, six inches to 23 feet, 11 inches

May 4, 2026 – Planning Commission meeting

- Approved 5-2, with two Commissioners opposed
- Factors Planning Commissioners considered:
 - Unusually small lot width and lot area
 - Consistency in applying zoning regulations
 - Design in relation to flood zone, daylight plane, and maximum height
 - Fire safety and public safety
 - Visibility near the subject property and the intersection of Laurel Avenue and Haight Street



May 12, 2026 – Appeal filed

- Appeal included the following concerns:
 - Legal defectiveness of hardship
 - Senate Bill (SB) 9 inapplicability
 - Fire apparatus access not supported for public health and safety
 - Special privilege and precedent
 - There is no guaranteed right to build
 - Impairment of light and air to 935 Laurel Avenue



City Council options for action

- Deny appeal, uphold Planning Commission approval (staff recommendation)
- Uphold appeal, deny Planning Commission approval
- Modify Planning Commission approval



Staff recommendation

- Deny appeal, uphold Planning Commission approval:
 - Compatible with neighborhood and meets R-1-U zoning intent
 - Alignment with Housing Element policies H4.2 and H4.3 and Land Use Element policy LU-2.1
 - Proposed FAL provides adequate livable space for the size of the lot
 - Unique hardship exists and the findings for all six variances can be made



Recommended public hearing format

- After staff presentation, staff recommends the following steps:
 - Remarks by applicant team – Charlie Bronitsky (10 minutes)
 - Presentation by appellant team – Naveena Ganta (10 minutes)
 - Rebuttal by appellant team – Naveena Ganta (5 minutes)
 - Optional rebuttal by applicant team – Charlie Bronitsky (5 minutes)
 - Public comment
 - City Council discussion and action





Thank you