



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: March 11, 2025**

Agenda Item No.:  
**21**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

ABEYANCE - 24-0638-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:  
MARTIN MENDEZ NOLASCO - For possible action on a Land Use Entitlement project request  
TO ALLOW AN EXISTING PATIO COVER [CARPORT] AND A PROPOSED PATIO COVER  
[PORCH] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR  
SETBACKS, PLACEMENT, SIZE AND LOT COVERAGE on 0.14 acres at 4921 Elmhurst Lane  
(APN 138-25-612-030), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong).  
Staff recommends DENIAL.

**C.C.: 04/16/2025**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends DENIAL, if approved, subject to conditions

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the February 11, 2025 Planning Commission Meeting