



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

Agenda Item No.:  
**23**

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

**DISCUSSION**

**SUBJECT:**

24-0608-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BLANCA I. GONZALEZ OROZCO - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR PLACEMENT AND SEPARATION on 0.14 acres at 312 Zion Drive (APN 138-36-215-004), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

**May go to City Council on: 03/19/2025 OR May be Final Action (Unless Appealed Within 10 Days)**

**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