



**AGENDA SUMMARY PAGE**  
**City Council**  
**Meeting of: March 15, 2023**

Agenda Item No.:  
**54**

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

**DISCUSSION**

**SUBJECT:**

22-0667-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAUL REGALADO - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SEPARATION TO THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO BE LOCATED WITHIN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GARAGE]; AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED, WITH A THREE-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION TO THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED on 0.15 acres at 601 Biltmore Drive, (APN 139-27-810-010), R-1 (Single Family Residential) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

1

Planning Commission Mtg.

5

City Council Meeting

2

City Council Meeting

6

**RECOMMENDATION:**

The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions. 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. Submitted after Final Agenda - Protest-Support Postcards
7. Backup Documentation Submitted for the January 10, 2023 Planning Commission Meeting