

# **Planning and Economic Development Commission**

## **Agenda Action Sheet**

**Title:** Public hearing and consideration of a Variance (VAR) 22-002 request to permit an 65% reduction of the required 20-foot front yard setback to allow for a 7-foot setback and an Adjustment (ADJ) 22- 002 request a 9.3% building height increase to allow for a building height of 38 feet and 3 inches for the reconstruction of an attached garage and single-family residence located at 751 Majestic Pines Drive. The project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). Applicant/ Property Owner: John L and Cheryl C Gabele

**Commission Meeting Date:** 5/11/2022

**Prepared by:** Gina Montecallo, Assistant Planner

**Recommended Motion:** Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Variance 22-002 and Adjustment 22-002 with conditions as recommended by staff or with modifications.

**Summary:**

The Applicant is requesting a 65% reduction of the required 20-foot front setback to allow a 7-foot setback for the reconstruction of an attached garage as part of a proposed single-family residence on a lot with an average downward slope of 27 percent. In addition to the Variance, the applicant is requesting approval of an Adjustment (ADJ 22-002) to allow a 9.3% building height increase to allow for a building height of 38 feet and 3 inches for the reconstruction of a single-family residence.