

## **Mammoth Lakes Town Council Agenda Action Sheet**

**Title:** Public hearing and consideration of Variance 24-001 to permit a 62% reduction of the 10-foot east side yard setback requirement (3-foot, 10 inch setback) for the construction of an enclosed access stairway to replace the existing unenclosed access stairway for an existing single-family residence at 682 Canyon Place. The project was found to be categorically exempt from CEQA pursuant to Guidelines §15301, Existing Facilities

**Council Meeting Date:** 5/8/2024

**Prepared by:** Kim Cooke, Senior Planner

**Recommended Motion:** Staff 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 #VAR 24-001 with conditions as recommended by staff or with modifications.

**Summary:** The Variance application requests a 62% reduction of the 10-foot east side yard setback for a reduced side yard setback of 3-feet, 10-inches (See Attachment B for proposed site plan). A reduction of the east side yard setback would allow for the construction of a fully enclosed access stairway along the east side of the garage and extends to the front entrance to the home.