

Planning and Economic Development Commission Agenda Action Sheet

Title: Consideration of Variance 25 004 to allow the primary pedestrian entrance for Commercial Building D within the Five-Forty mixed use project to be oriented toward the interior of the development rather than the public street, as otherwise required by the commercial district supplemental development standards. The variance applies specifically to Building D on Lot 13 of the approved Five-Forty mixed use development located at 540 Old Mammoth Road in the Old Mammoth Road (OMR) zoning district. The project was found to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, In-Fill Development Projects.

Commission Meeting Date: 2/11/2026

Prepared by: Kim Cooke, Senior Planner

Recommended Motion: Staff recommends the Planning and Economic Development Commission adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Variance 25-004 with conditions as recommended by staff or with modifications

Summary: Variance (VAR) 25- 004 requests approval to change the location of the primary pedestrian entrance for Commercial Building D on Lot 13 within the Five-Forty mixed-use development. The proposed change would orient the main entrance toward the interior of the development rather than Old Mammoth Road, as otherwise required by the commercial district supplemental development standards. This modification would remove the street- facing primary entry and its associated ADA- accessible ramp. The variance applies only to Building D on Lot 13, as construction of the remainder of the project has already been completed.