

Planning and Economic Development Commission Agenda Action Sheet

Title: Consideration of Variance 25-002 for an 80% reduction of the required 20-foot front yard setback and for an 80% reduction of the required 10-foot northern side yard setback to allow for the construction of a new detached garage on a steep, down-sloping lot located at 436 Mammoth Knolls Drive. The project has been found to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

Commission Meeting Date: 2/11/2026

Prepared by: Tess Houseman, Assistant Planner

Recommended Motion: Adopt the Planning and Economic Development Commission Resolution making the required Municipal Code and CEQA findings and approving Variance 25-002 with the conditions of approval as recommended by staff.

Summary: Variance 25-002 requests approval for an 80% reduction of the 20-foot front yard setback requirement (*reduced from 20 feet to approx. 4 feet at the northwest corner of the new detached garage*) and for an 80% reduction of the 10-foot northern side yard setback requirement (*reduced from 10 feet to approx. 2 feet*) to allow the construction of a new three-car detached garage located at 436 Mammoth Knolls Drive. The property is a steep, down-sloping lot developed with an existing single-family residence; however, no garage or any conforming 10'x20' exterior parking spaces currently exist on the property.