



STAFF REPORT
9/6/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Variance No. 23-03 a request to allow for the construction of a second, two (2) car garage of 424 square feet at a five-foot side yard setback, where a 10-foot side yard setback is required in the Suburban Neighborhood (S-N) zone at an existing 2,642 sq. ft. two-story residence at 83892 Avenida La Luna. The second garage would support enclosed parking for a proposed accessory dwelling unit of 1,034 sq. ft. that would also be built at a five-foot side yard setback. Applicant: Jesus Arteaga.

STAFF RECOMMENDATION:

The applicant requests a variance from the City's side yard setback standards for the proposed construction of a 2-car garage of 424 square feet at an existing 2-story single-family residence of 2,642 square feet at 83892 Avenida La Luna within the La Morada residential community consisting of 171 homes. All homes in the neighborhood range in size from 2,258 square feet to 2,839 square feet of living space. The proposed attached garage would be constructed on the west side of the home and would be in addition to the existing 3 car garage on opposite sides of the home. The proposed garage would serve a proposed 2-story, 1,034 sq. ft. attached accessory dwelling unit (ADU) that would be located directly behind the garage.

The variance request was necessary upon application due to the proposed five-foot side yard setback for the garage, where a 10-foot side yard setback is required in the Single-Family Residential Zone. The Single-Family Residential Zone has been renamed the Suburban Neighborhood (S-N) zone under the Zoning Consistency Updates adopted by the City Council on July 26, 2023 and went into effect August 26, 2023. The S-N zone permits 5-foot side yard setback for both sides of the residences on interior lots. The variance request is no longer required and no action is required by the Planning Commission.

Attachments:

1. Vicinity Map
2. Development Plan Set
3. Suburban Neighborhood Development Standards