

## *Staff Report*

**Agenda Date:** August 27, 2025  
**Agenda Item:** Variance Request Primrose Schools for transparency located at 9828 Karsten Blvd.

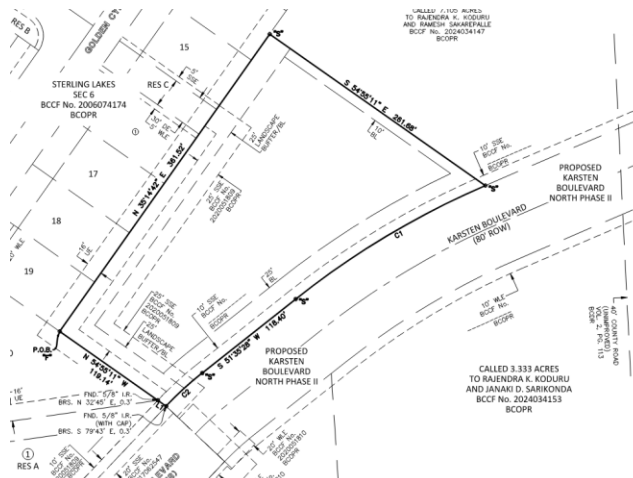
**Project Description:** Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.

**Zoning Designation:** Commercial

**Building Official:** Albert Cantu

## SUMMARY

This request was made by Alexia Loperena with CASCO Architect for a variance to Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at 9828 Karsten Blvd.. New construction of a Daycare.



- Section 3.5.3.12. Storefronts Sub-section (b) Transparency

Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

## Variance Request:

### Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency

In regard to the variance request at Primrose Schools located at 9828 Karsten Blvd we are requesting the transparency requirement of sixty-five (65%) as required by the UDC Section 3.5.3.12 Storefronts reduced for the reason of the full 65% transparency isn't feasible due to safety and privacy concerns for the children. The design prioritizes secure, private spaces. We request to maintain the current elevation.



### **RECOMMENDATION**

Staff recommend that they grant the variance due to the full 65% transparency not feasible due to safety and privacy concerns for the children. The design prioritizes secure, private spaces. They request to maintain the current elevation.

*Albert Cantu*

Albert Cantu, Building Official