

## **PUBLIC HEARINGS**

**CITY COUNCIL  
May 28, 2002**

To: Mayor and City Councilmember  
From: George J. Rodericks, City Manager  
Originated by: Kathy Adrian, City Clerk

**SUBJECT:** Consideration of Variance Application No. 0485 for Construction of a New Single-Family Residence – Location: 18262 Windsor Drive; Applicant: Nadeem Shariff.

### **BACKGROUND**

The applicant is requesting variance approval to construct a new single-family residence on a substandard lot at 18262 Windsor Drive.

### **AUTHORITY**

The zoning code authorizes the City Council to approve, conditionally approve, or disapprove variance applications. Variances from the terms and regulations of the zoning code are to be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

### **FINDINGS**

The subject property is located at the corner of Windsor Drive and Center Drive and is in the 100-E4-20,000 Small Estate zoning district. The lot area is 12,500 square feet and is a substandard lot within the E4 zone. Surrounding uses are residential.

Staff has visited the site for purposes of viewing the property as it relates to this request.

The lot is improved with a single-family residence that will be demolished as part of the remodel.

With the exception of lot size, the proposed development meets the requirements for building height, square footage, lot coverage and setbacks.

Because the lot is substandard, a variance approval is required to allow improvements on the property.

**CEQA Compliance:** This project is exempt from requirements of CEQA by Sections 15303 Class 3: New Construction or Conversion of Small Structures.

### **FISCAL IMPACT**

None.

**RECOMMENDATION:**

That the City Council adopt Resolution No. 2002-2606 approving Conditional Use Permit #0485, With Conditions; 18262 Windsor Drive – Applicants: Nadeem Shariff.

**CONDITIONS OF APPROVAL**

1. The structure shall be in accordance with the approved plans on file with the City Clerk.
2. No temporary toilet facilities are permitted in front setback areas.
3. The variance permit shall lapse and become void one year following the date of approval unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site.
4. The variance permit may be renewed for an additional period of one year, provided that prior to the expiration of one year from the date when it or the renewal of same became effective, an application for renewal is filed.