



AGENDA REPORT

Department: Planning
Prepared by: David Welch, Principal Planner
Meeting Date: Tuesday, April 7, 2026
Approved by: Alejandro Hernandez, Acting City Manager

SUBJECT:

Notice of Decision – Planning Commission Approval of a Zone Variance (ZV) to Deviate from Minimum Requirements for Lot Area, Street Frontage, and Setbacks at a Vacant Property Located on East 5th Street between Highland Avenue and I Avenue.

RECOMMENDATION:

Staff Recommends Approval of the Zone Variance (ZV) Request for a Single-Family Residence and an Accessory Dwelling Unit (ADU), Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-02 and a Determination that the Project is Exempt from CEQA. The Granting of a Zone Variance is Allowable with Findings Pursuant to Section 18.12.120 of the Land Use Code.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

On March 16, 2026, the Planning Commission recommended approval of the ZV by a unanimous vote of those present with modified conditions. Commissioner Castle recused herself from the item. There is also one vacant seat on the Planning Commission.

Ayes: Armenta, Gogue, Miller, Quinones Recused: Castle Absent: Valenzuela

EXPLANATION:

The applicant proposes to construct a one-story, 803 square-foot single-family residence and a 620 square-foot attached accessory dwelling unit (ADU) on an existing 2,500 square-foot vacant lot on East 5th Street between Highland Avenue and I Avenue. Due to the size and shape of the lot, a variance is being requested to deviate from the minimum lot area, street frontage, and setbacks for the Small Lot Residential (RS-2) zone. The Planning Commission conducted an initial public hearing for a Zone Variance request on November 17, 2025, and voted to continue the item for additional information and a request for a two-story design proposal. A subsequent public hearing was conducted on March 16, 2026, and the applicant's plans for both the one-story and two-story development proposals were provided in the staff report as Exhibit's A and B. The Planning Commission voted to recommend approval of the request with modified conditions for Exhibit B, the two-story design, based on the findings and Conditions of Approval in the attached resolution. The attached Planning Commission staff report describes the proposal in detail.

FINANCIAL STATEMENT:

An application fee of \$3,700 was paid with the submittal of the subject ZV. Fees are anticipated to cover the cost of staff review time and processing of the permit.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:

This is a project under CEQA subject to a Categorical Exemption. New Construction or Conversion of Small Structures. CCR 15303.

PUBLIC NOTIFICATION:

The Agenda Report was posted at least 72 hours before the Regular Meeting date and time and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:

Not Applicable

EXHIBITS:

Exhibit A – Planning Commission Resolution (draft)

Exhibit B – Planning Commission Staff Report with attachments

Exhibit C – 3/16/26 Planning Commission PowerPoint slides