

City Council Agenda Item

Variance



Department: Planning & Development
Prepared By: Gabrielle Peters, Deputy
Director of Planning and Development
Initiator: Gabrielle Peters, Deputy Director
of Planning and Development

SUBJECT: PZ2025-1297: 3473 CLAIMONT ROAD - TAQUERIA LOS RAYOS INC.

Meeting Date: June 12, 2025, 6:00 PM

REQUESTED ACTION:

Staff recommends **APPROVAL WITH CONDITIONS** of the following variance request:

1. Variance from Section 240-7(b)(8)(e), to not be required to place a commercial dumpster in the rear yard.

BACKGROUND SUMMARY:

The applicant proposes to construction of a commercial dumpster enclosure in the street side yard of a commercial property.

At the May 20th Regular City Council Meeting, City Council voted to defer the application to the June City Council Agenda. Staff met with the applicant on May 28th to conduct a site visit to reevaluate feasible enclosure locations. Revised plans and supporting documents were submitted on June 3rd. The applicant now proposes to enclose the dumpster in its current location, at the northeast property line, which will remove the need for a variance request for a parking reduction and the associated conditions of approval. Based on the meeting and revised plans, staff maintains the recommendation of approval with revisions to the conditions of approval. The revised plans and supporting documents can be found in Attachments 4 and 5.

ISSUE: One (1) variance request:

1. Variance from Section 240-7(b)(8)(e), to not be required to place a commercial dumpster in the rear yard.

FINANCIAL IMPACT:**Attachment List:**

PZ2025-1297 - 3473 Clairmont Rd (PDF)

1 - Site Plan (PDF)

2 - Application (PDF)

3 - Maps (PDF)

4 - Revised Site Plan 6 (3) 25 pdf

5 - Enclosure Quote (PDF)