



## NOTICE OF PLANNING COMMISSION REVIEW

### PATIO COVER BUILT TO THE SIDE PROPERTY LINE IN THE REAR YARD OF AN EXISTING SINGE-FAMILY HOME LOCATED AT 2743 SAN ANGELO DRIVE (#24-V01)

**Project Description:** Variance for side yard setback reduction to legalize a patio cover that is built to the side property line

**Meeting Location:** This meeting will take place in the City Council Chamber, 225 West Second Street, at the date and time listed below. The Agenda will be posted on the City Website five days prior to the meeting.

**Date & Time:** Tuesday, May 20, 2025 – 7:00 PM

You are invited to attend an upcoming Planning Commission hearing to review a proposed request for a Variance for side yard setback reduction to legalize an unpermitted patio cover that was built without meeting the required side yard setback in the rear yard of an existing single-family home at 2743 San Angelo Drive, within the RS 20,000 zone in the Claraboya neighborhood. Reduced yard setbacks may be permitted in the RS 20,000 zone with approval of a Variance, provided that all justifications specified in Municipal Code Section 16.309.010 can be made.

More specifically, the requested side yard setback reduction is for a combination solid roof and open lattice patio cover that totals 2,496 square feet. The nine-foot-high patio cover was constructed with setbacks ranging from 5'-4" to 0" to the side property line, over a swimming pool, outdoor kitchen, and lounge area in the rear yard of the existing hillside single-family residence.

**ENVIRONMENTAL DETERMINATION:** This proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) for existing facilities, in that the project entails the side yard setback reduction to legalize a patio cover. Therefore, no further environmental review is necessary.

**FOR MORE INFORMATION:** The plans for this proposal are on file with the Community Development Department and can be emailed to interested parties to review. For more information on the proposal, please contact Senior Planner, Catherine Lin at (909) 399-5322 or via email at [clin@claremontca.gov](mailto:clin@claremontca.gov). Written comments may be emailed or mailed to Catherine Lin at P.O. Box 880, Claremont, CA 91711-0880. If you would like to be notified electronically about this project in the future, please provide your email address and you will be added to our project file.

*Finally, in compliance with the Americans with Disabilities Act of 1990 (ADA), any person with a disability who requires modification or accommodation to participate in a City meeting should contact the City Clerk at (909) 399-5461 "VOICE" or 1-800-735-2929 "TT/TTY" at least three working days prior to the meeting, if possible.*