

Zoning Administrator Hearing

V25-0003 Butler ADU Front Setback Variance



JUNE 24, 2026

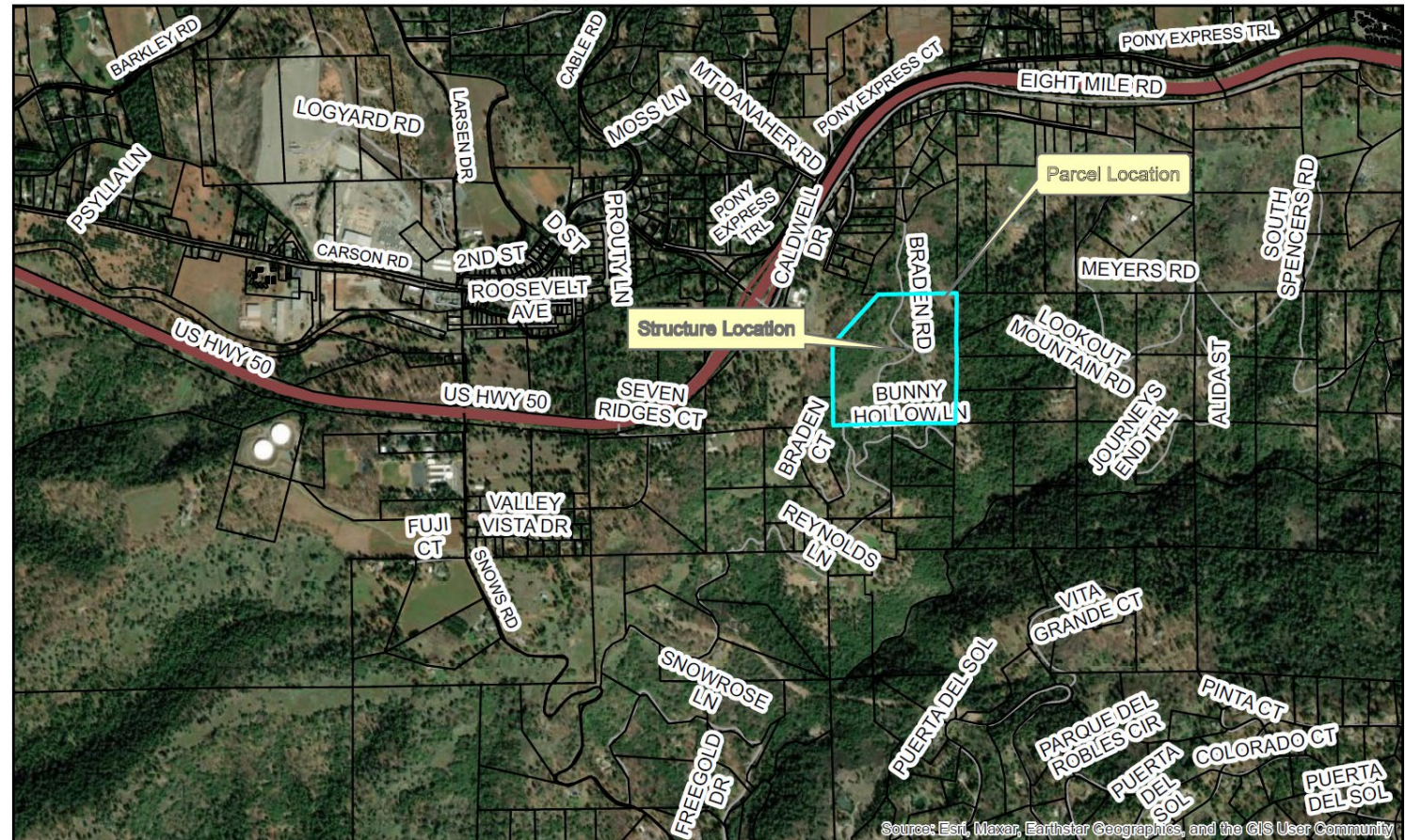
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Description

Variance request to reduce the front setback by six (6) feet to permit an existing two-car garage attached to an accessory dwelling unit.

Project Vicinity Map

V25-0003 - Butler Exhibit A - Vicinity Map (APN 043-011-008)



0 1,000 2,000 4,000 Feet

Legend

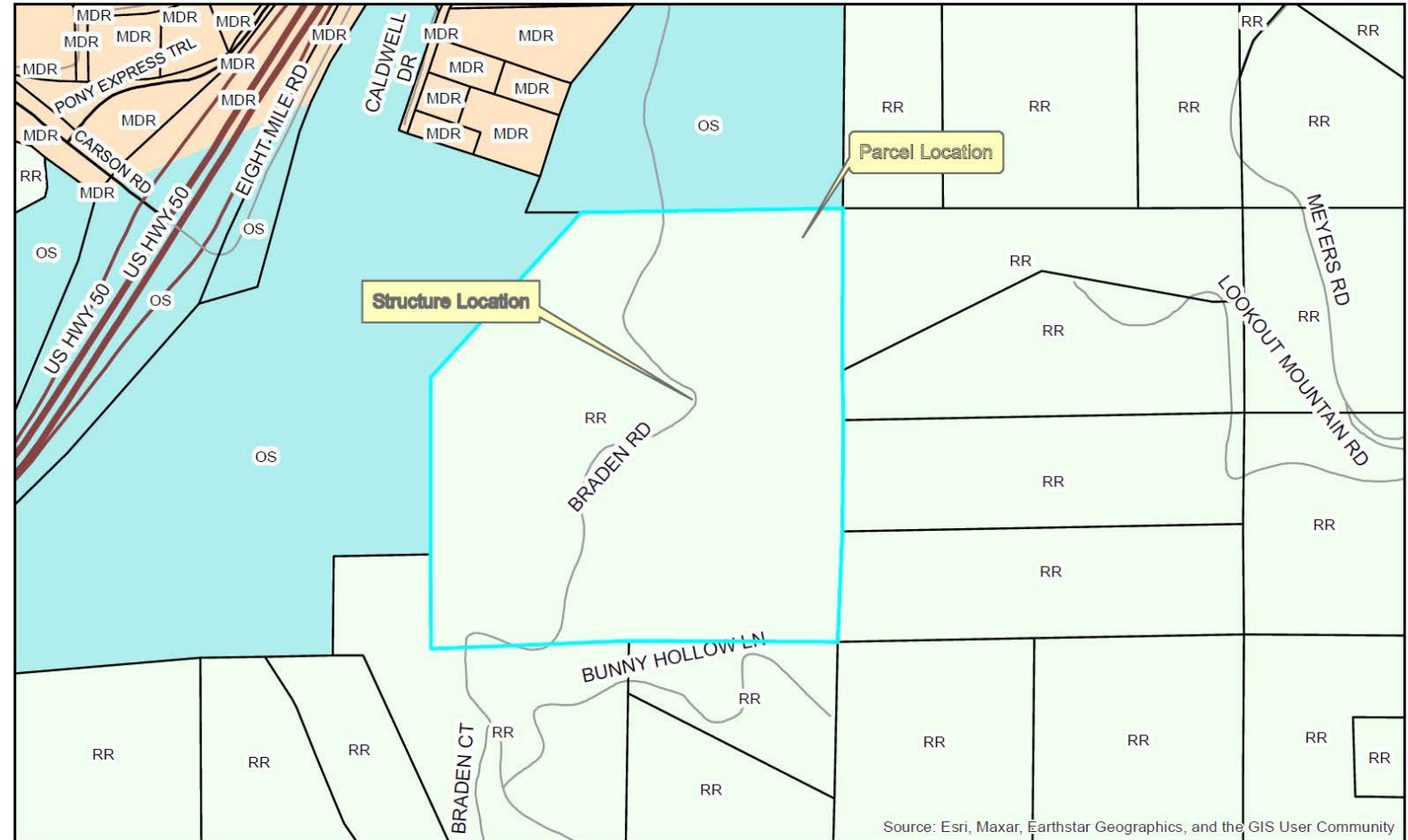
Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created April 2, 2026

General Plan Land Use Map

V25-0003 - Butler Exhibit C - General Plan Land Use Designation



Legend

- Medium Density Residential
- Open Space
- Rural Residential
- Parcel Lines

0 300 600 1,200
Feet

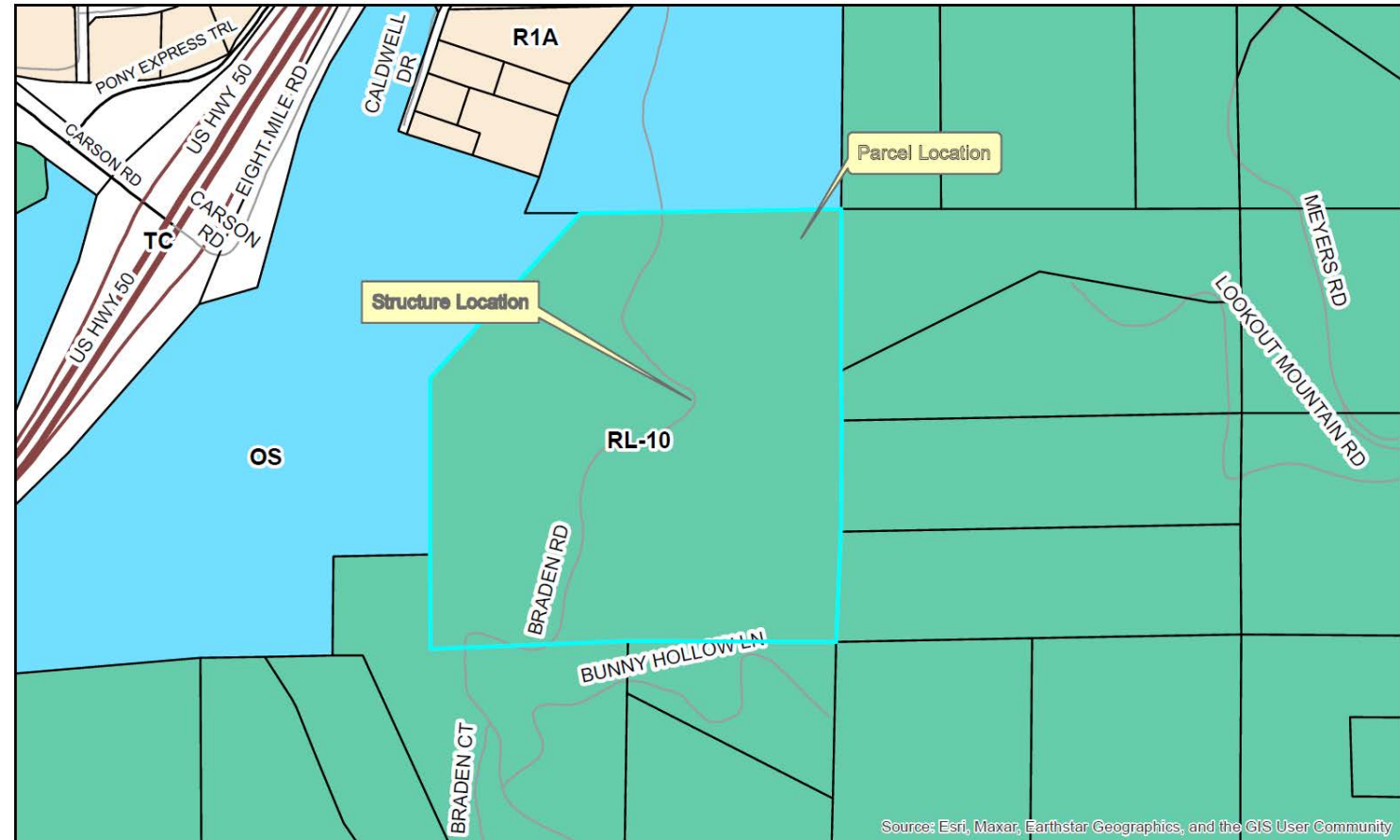
Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created April 2, 2026

26-1283 C 4 of 9

Zoning Map

V25-0003 - Butler Exhibit D -Zoning Map



Legend

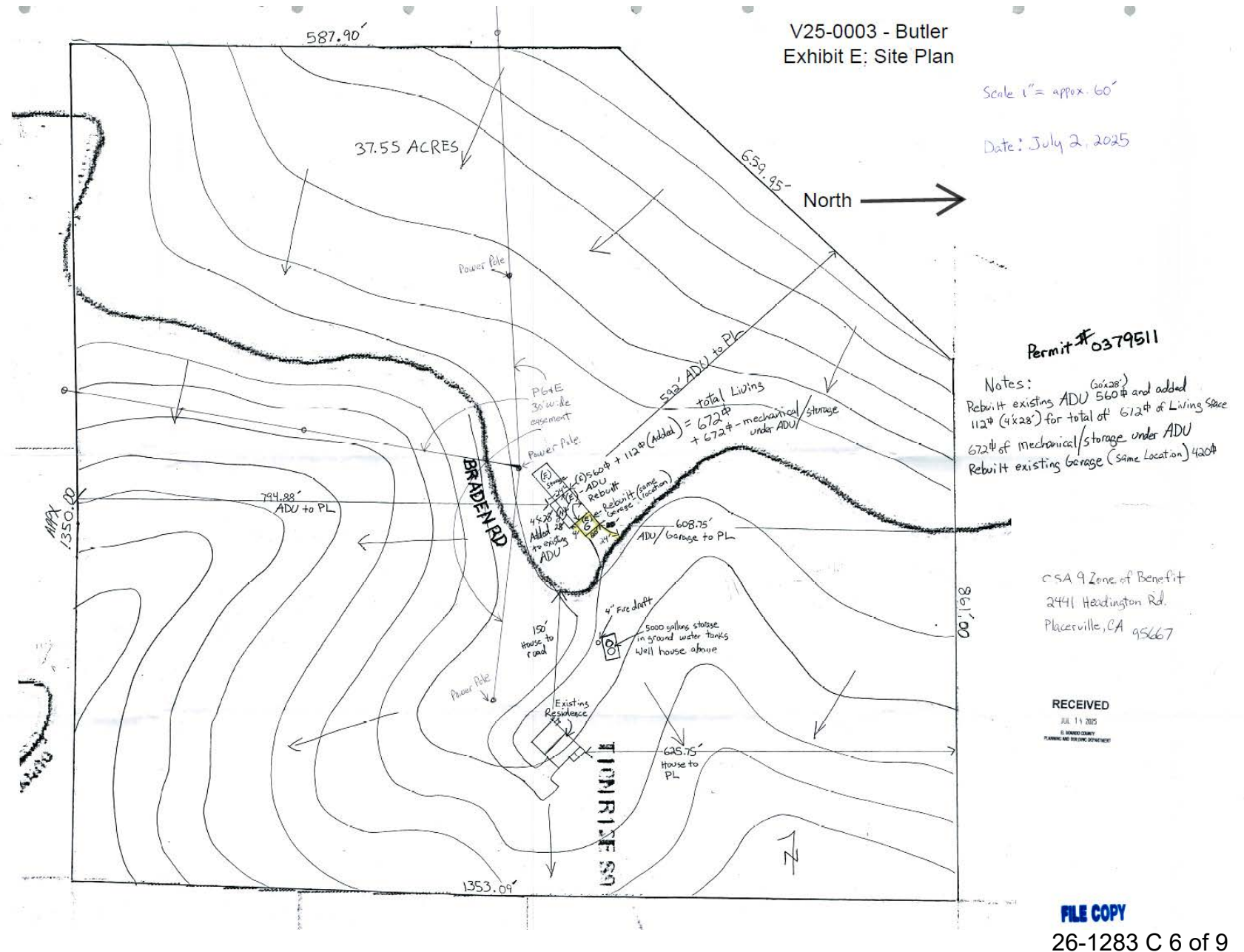
- Parcel Lines
- OS = Open Space
- R1A = Residential 1 Acre
- RL-10 = Rural Land 10 Acres
- TC = Transportation Corridor

0 300 600 1,200 Feet

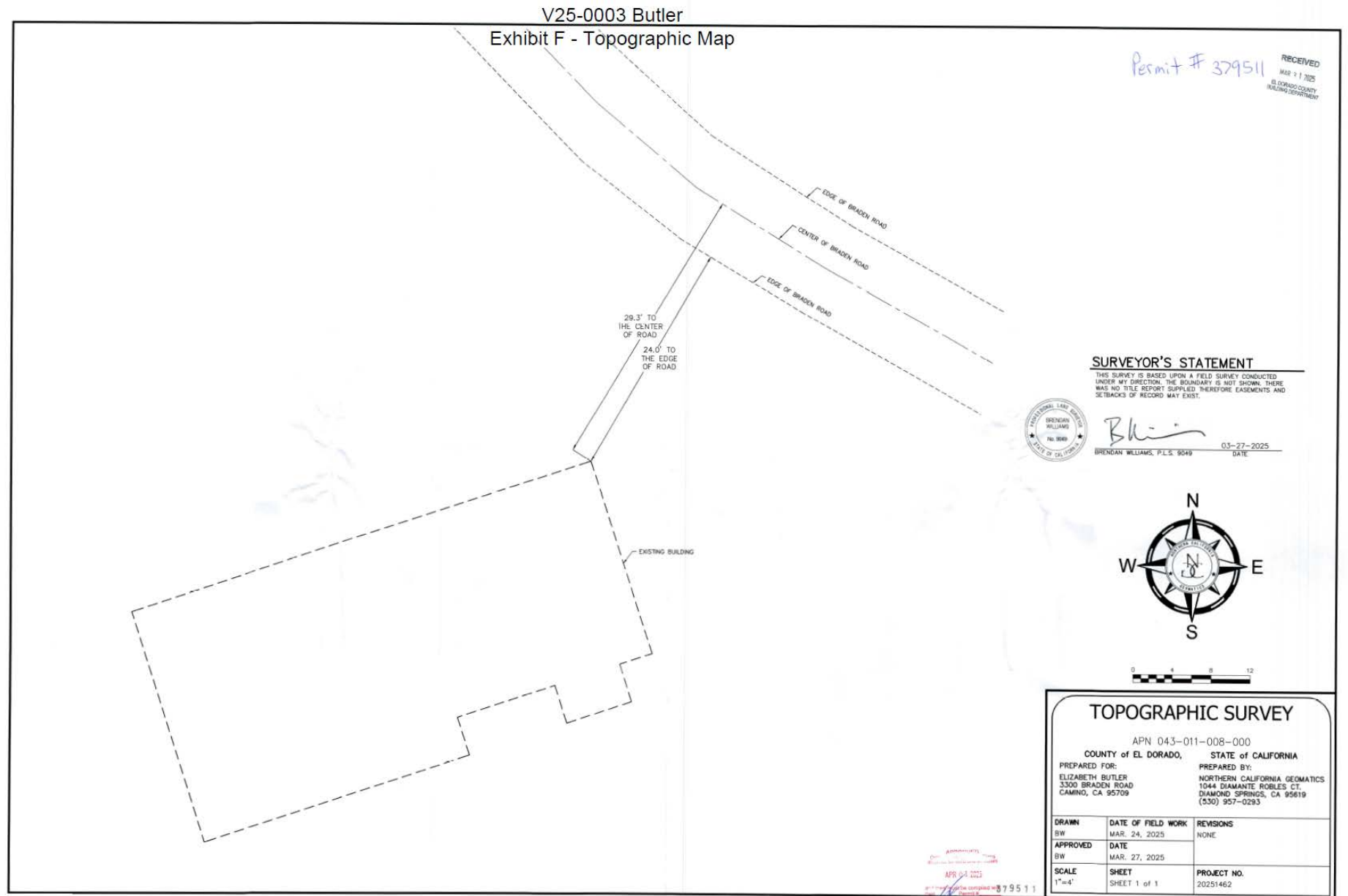
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Map created April 2, 2026

Site Plan



Topo Survey



Environmental Review

Categorically Exempt pursuant to Sections 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines

Staff Recommendation

Staff recommends the Zoning Administrator take the following actions:

1. Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301, Existing Facilities; and
2. Approve Variance V25-0003 based on the Findings, and subject to the Conditions of Approval as presented.