

Departments and Divisions

Community Development

- Building Inspection Division (661) 758-7225
- Code Enforcement Division (661) 758-7213
- Planning Division (661) 758-7250

Emergency Services

- Fire Department (661) 758-6447
- Police Department (661) 758-7266

Public Works Department

- Public Works (661) 758-7270

City Administration

- Finance Department (661) 758-7230
- Economic Dev. Department (661) 758-7204
- City Treasurer (661) 758-7236
- City Manager (661) 758-7214
- City Clerk (661) 758-7215

Online Information At

<http://www.ci.wasco.ca.us>



Variance (VAR)

This brochure is provided by the:

Wasco Planning Division
764 E Street
Wasco, CA 93280
(661) 758-7250

E-Mail:
planning@ci.wasco.ca.us

What is a Variance (VAR)?

A Variance (VAR) is an exception to the normal City of Wasco Zoning requirements for the development of property. For example, a property owner may wish to build a structure closer to the property line or taller than allowed by the Code.

Who Approves a VAR?

In the City of Wasco, the Planning Commission will take final action on VAR requests.

When Can I Request a VAR?

A VAR is typically sought when a regulation restricts the use of the property in relation to some unique feature of the property, such as its shape or topography.

A VAR **CANNOT** be granted to allow a use not already permitted in the property's zoning district/the zoning district where the property is located.

The Planning Commission must make all three of the following findings prior to granting a VAR. If all of the findings cannot be made, the VAR cannot be granted. The findings of a VAR are as follows:

1. Special circumstances exist applicable to the subject property, including size, shape, topography, location, or surroundings, such that the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and in the same zoning district or districts.
2. The granting of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning districts in which such property is located.
3. The granting of the variance will not be materially detrimental to the public health, safety, or welfare or to property or residents in the vicinity.

Pre-Application Discussion with Staff

While not required, you can discuss your proposed VAR and pose questions to Planning Staff. You may arrange a meeting or ask questions about your project by calling 661-758-7250 or by visiting the Community Development Department at 764 E Street, Wasco, CA 93280.

What are the Submittal Requirements?

In order to apply for a VAR, you will need to submit the following items:

- ✓ Master Uniform Application;
- ✓ Variance Application;
- ✓ Application fee (refer to fee schedule);
- ✓ Five (5) copies, not less than 11" x 17" in size, of a Site Development Plan (see Variance Application for details);
- ✓ Five copies of elevations of all buildings(see Variance Application for details);
- ✓ One copy of a Narrative Description of the proposed use or development (see Variance Application for details);
- ✓ Environmental Assessment Form, unless exempted by staff; and
- ✓ A 300 foot Radius Map.

What is the Process and How Long Does It Take?

Following the filing of a complete application, the Planning Staff will review the application package and refer it to other departments and agencies for comments, as necessary.

Once the review period is completed, Planning Staff will then prepare a staff report for the Planning Commission with a recommendation for approval, denial or approval with modified conditions.

Planning Staff will schedule a hearing before the Planning Commission, publish a Notice of Hearing, and mail notice to surrounding properties, as required by State Law. A copy of the staff report is provided to the applicant prior to the hearing before the Commission.

The request will then be heard by the Planning Commission at the public hearing. During this hearing, the applicant and any other interested parties (such as neighbors) will have an opportunity to speak regarding the proposed VAR. After considering any written and oral evidence, the Planning Commission will approve, deny, or approve with modified conditions the VAR request. The Planning Commission's decision are subject to appeal within ten (10) days of the decision are subject to fees. Appeals are considered by the City Council at a public hearing.

This process can take from 8 to 12 weeks, though timelines may vary based on particular issues associated with a project.