

To: Alamo Municipal Advisory Council (MAC)

From: Cameron Collins, Alamo Liaison

Date: April 7, 2026

Subject: County File #CDVR26-01006 – 43 La Serena Court Addition and Variance

Project Information

- **File Number:** CDVR26-01006
- **Location:** 43 La Serena Court, Alamo, CA 94507
- **Applicant:** Sally Szeto
- **Property Owner:** Christopher Cayabyab
- **Zoning:** R-20 (Single-Family Residential)
- **General Plan:** RL (Residential Low Density)

Project Description

The proposed development involves expanding an existing single-family home on a 15,300-square-foot lot. The scope of work includes:

- **Construction:** A front addition of 197 square feet and a rear addition of 814 square feet.
- **Total Resulting Area:** The primary residence will reach a total conditioned area of 3,460 square feet.
- **Interior Changes:** Reconfiguration of the primary residence to add a fifth bedroom and a fourth bathroom.
- **Ancillary Structures:** Remodeling the existing detached ADU and maintaining the existing 488-square-foot attached garage.

The project planner will be recommending approval of the application, as the project is consistent with the neighborhood's character and development patterns.

The proposal requires a variance for a 10-foot side yard where 15 feet is required, and a 22-foot 6-inch aggregate side yard where 35 feet is required. These requests are necessitated by the lot's narrow width, which is substandard for the current zoning district. Research into the subdivision's history confirms that similar side-yard setback variances have been granted for additions on neighboring properties with comparable site constraints.

Variance Requests

The subject parcel is an existing nonconforming lot within the R-20 district because the lot area is less than the required 20,000 square feet and the lot width is approximately 100 feet. To accommodate the proposed additions, the applicant requires variances for the side yard and aggregate side yard setbacks.

Public Notification

As part of the review process, notification regarding this meeting and the project application has been shared with all neighbors located within 300 feet of the property line.