

PLANNING COMMISSION – November 13, 2019
REQUIRED FINDINGS & CONSIDERATIONS FOR:

25 W. Main Street
Architecture and Site Application S-19-005
Variance Application V-19-002
Conditional Use Permit Application U-19-001

Requesting approval for construction of an addition to a contributing building in the Downtown Historic Commercial District, including variances for maximum floor area and driveway length for a multi-family use in a mixed-use project on property zoned C-2:LHP. APN 529-01-017.

PROPERTY OWNER: Steven and Mary Leonardis

APPLICANT: Gordon Wong

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures; and Section 15331: Historical Resource Restoration/ Rehabilitation.

Required findings for granting a Variance application to exceed the maximum allowable FAR:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

Required findings for granting a Variance application for reduced driveway length:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with

the limitations upon other properties in the vicinity and zone which such property is situated.

Required Findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

1. The proposed use would be considered desirable to the public convenience in that it would provide new housing opportunities, including new BMP units in the downtown; and
2. The proposed use would not impair the integrity and character of the zone in that the proposed multi-family use would be compatible with similar existing uses within the Central Business District zone while preserving the historic character of the district; and
3. The proposed use would not be detrimental to public health, safety or general welfare, and the conditions of approval would maintain the welfare of the community; and
4. The proposed use would provide BMP housing downtown, increase the Town's rental housing stock in the Downtown, and would be consistent with other developments in the downtown which include ground floor retail/commercial uses with residential units above.

Commercial Design Guidelines:

- The proposed building is consistent with applicable provisions of the Commercial Design Guidelines.

Required Findings for Reduced Visitor Parking Spaces:

- As requires by Section 29.10.150 (b) of the Town Code for granting a reduction of required visitor parking spaces for downtown multi-family residential units.

CONSIDERATIONS:

Considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.