

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

**15921 Linda Avenue**  
**Architecture and Site Application S-19-017**

**Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks on nonconforming property zoned R-1:8. APN 523-25-022.**

**PROPERTY OWNER: Firouz Behnamfar**  
**APPLICANT: Daryl V. Harris**

**FINDINGS**

**Required finding 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.

**Required finding for the demolition of a single-family residence:**

- As required by Section 29.10.09030 (e) of the Town Code for the demolition of existing structures:
  1. The Town's housing stock will be maintained as the single-family residence will be replaced.
  2. The existing structures have no architectural or historical significance, and are in poor condition.
  3. The property owner does not desire to maintain the structures as they exist; and
  4. The economic utility of the structures was not considered.

**Required Compliance with the Residential Design Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.

**Required finding for the reduced setbacks on nonconforming property:**

- As required by Section 29.10.265 (3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
  1. The subject property is nonconforming having a lot width of 54 feet where 60 feet is

- required by the Town Code; and
2. The reduced side yard setbacks are compatible with the neighborhood.

## **CONSIDERATIONS**

### **Required considerations in review of Architecture & 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.