

**PLANNING COMMISSION – February 9, 2022**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**15605 El Gato Lane**  
**Architecture and Site Application S-21-020**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with an Exemption from the Parking Requirements, an Exception for Maximum Lot Coverage, and Site Work Requiring a Grading Permit on Nonconforming Property Pre-Zoned R-1:8.  
APN 523-22-010.**

**PROPERTY OWNER: Natasha Malisic**  
**APPLICANT: Archana Jain**  
**PROJECT PLANNER: Ryan Safty**

**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 structure has no architectural or historical significance and is 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 considered.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations), with the exception of requests for an exemption from the parking requirement and an exception for maximum lot coverage, as described below.

**Required finding for an exemption to single-family parking requirements:**

- As required by Section 29.10.150(h)(2) of the Town Code for reduced parking where it can be shown that the lot does not have adequate area to provide parking as required:
  1. The subject property is nonconforming with regard to minimum lot frontage. The existing residence includes a one-car garage, with the second parking space parked in tandem in the driveway leading to the garage. In order to develop the desired floor plan, the proposed residence includes a one-car garage. The second parking space is proposed in the driveway leading to the garage, off-set from the garage space so as not to be tandem. More than half of the properties in the surrounding neighborhood have one-car garages or are situated so that the second parking space is inaccessible.

**Required findings for a lot coverage exception on a nonconforming lot:**

- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including lot coverage requirements:
  1. The subject property is nonconforming having a lot frontage of 54.6 feet where 60 feet is required by Town Code.
  2. The proposed lot coverage exception allows for the proposed house to be single story for compatibility with the neighborhood.

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

- With Draft Condition of Approval 16, the project design will be in compliance with the Residential Design Guidelines. Draft Condition of Approval 16 requires that the applicant work with Town staff and the Consulting Architect to revise the plans prior to building permit submittal to ensure compliance with the Residential Design Guidelines. The project will not have the largest FAR in the immediate neighborhood, but would have the largest floor area by one square foot. If the immediate neighborhood is expanded by one property, adding 15630 El Gato Lane, the proposal would not be the largest for floor area in the neighborhood. The project meets the objective standards of the zoning code, except for parking and lot coverage.

## **CONSIDERATIONS**

### **Required 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.

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