

PLANNING COMMISSION – July 28, 2021
REQUIRED FINDINGS & CONSIDERATIONS FOR:

Wood Road (APN 510-47-045)
Architecture and Site Application S-21-003

Requesting Approval for Construction of a New Single-family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned HR-5. APN 510-47-045.

PROPERTY OWNERS: Omari and Kavita Bouknight.
APPLICANT: Gary Kohlsaar, Architect.
PROJECT PLANNER: Sean Mullin

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 compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Hillside Development Standards and Guidelines:

- As required, that other than the exceptions to building height, grading depths, driveway slope, retaining wall heights, and water tanks located in a required setback, the project complies with the Hillside Development Standards and Guidelines (HDS&G).

Required compliance with the Hillside Specific Plan:

- As required, the project complies with the Hillside Specific Plan.

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.

EXHIBIT 2

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