

PLANNING COMMISSION – May 25, 2022
REQUIRED FINDINGS:

147 Arroyo Grande Way
Minor Residential Application MR-21-027

Requesting Approval for Construction of a New Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. APN 424-12-030.

PROPERTY OWNER: Ayhan Mutlu
APPLICANT: Bilal Ilter
PROJECT PLANNERS: 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 15301: Existing Facilities.

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 Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines. Within the immediate neighborhood, the proposed residence would not be the first two-story and would not be the largest in terms of FAR, but would have the largest floor area and would be the tallest home. The Town's Consulting Architect reviewed the original proposal, identified issues, and provided recommendations addressing neighborhood compatibility and compliance with the Town's Residential Design Guidelines. The applicant responded to each issue identified in the Consulting Architect's Report through revision and refinement of the design of the proposed residence. Additionally, the applicant implemented the recommendations of the Consulting Architect by increasing the articulation of the second floor and reducing the plate heights of both floors to eight feet in an effort to mitigate the impact of second-floor height and bulk relative to other homes in the immediate neighborhood.

EXHIBIT 2

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