

PLANNING COMMISSION – January 10, 2024
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

212 Thurston Street
Architecture and Site Application S-23-009

Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence with Reduced Setbacks on Property Zoned R-1D. APN 410-15-039. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a): New Construction or Conversion of Small Structures.

PROPERTY OWNER/APPLICANT: Meleah Guillard
PROJECT PLANNER: Maria Chavarin

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(a): New Construction or Conversion of Small Structures.

Required finding for the demolition of existing structures:

- 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.
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structure 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 the request for reduced front yard setbacks.

EXHIBIT 2

Required finding for non-conforming lots:

- 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 with regard to lot size.
 2. The front setbacks of the new residence are compatible with the neighborhood.

Required compliance with the Residential Design Guidelines:

- The project design is in compliance with the Residential Design Guidelines in that the Town's Consulting Architect has reviewed the proposal and recommendations were provided to address consistency with the immediate neighborhood. While the proposed home appears to be large in mass compared to most others in the immediate neighborhood, the site is also non-conforming as to size.

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.