

PLANNING COMMISSION – December 13, 2023
REQUIRED FINDINGS & CONSIDERATIONS FOR:

517 San Benito Avenue
Architecture and Site Application S-23-024

Requesting Approval for Reduced Front Yard Setbacks on a Non-Conforming Property Zoned R-1:8. APN 410-18-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures. PROPERTY OWNER: Candace Zaheri. APPLICANT: John Gutknecht.

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 a setback exception on a non-conforming property:

- As required by Town Code Section 29.10.265, the front setback exception is compatible with the surrounding neighborhood per the neighborhood analysis in the staff report.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code except the requested front yard setback reduction.

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single family residences not in hillside areas. The project proposes to include a new gabled, covered front entry to an existing residence that is compatible with the existing architectural style and exterior materials of the residence.

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.

EXHIBIT 2

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