

**PLANNING COMMISSION – January 12, 2022**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**118 Olive Street**  
**Architecture and Site Application S-21-013**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence to Exceed Floor Area Ratio (FAR) Standards with Reduced Front and Side Yard Setbacks on Nonconforming Property Zoned R-1D. APN 410-15-022.**

**PROPERTY OWNER: Thomas and Meredith Reichert**  
**APPLICANT: Jay Plett, Architect**  
**PROJECT PLANNER: Sean Mullin**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

**Required finding for the technical 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 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 the requests to exceed Floor Area Ratio (FAR) standards, for reduced front and side yard setbacks, and for an exemption from the parking requirements.

**Required finding to exceed floor area ratio (FAR) standards:**

- As required by Section 29.40.075(c) of the Town Code for allowing a FAR in excess of the FAR standards in the Town Code:
  1. The design theme, sense of scale, exterior materials, and details of the proposed project are consistent with the provisions of the adopted residential development standards; and
  2. The lot coverage, setbacks, and FAR of the proposed project are compatible with the development on surrounding lots.

**Required finding for reduced side setbacks 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 setback requirements:
  1. The subject property is nonconforming with regard to lot size.
  2. The front and left-side setbacks of the new residence are compatible with the neighborhood.

**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 lot size with inadequate area to meet the single-family parking requirement. The existing residence includes a one-car garage that does not meet the required dimensions for a parking space. The proposed residence includes a one-car garage that would meet the required dimensions and would be consistent with the neighborhood pattern of one-car garages.

**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 was reviewed by the Town's Consulting Architect and recommendations were provided to address the consistency of the project with the Residential Design Guidelines. The applicant responded to all recommendations.

## **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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