

**PLANNING COMMISSION – May 22, 2024**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**16510 Topping Way**  
**Architecture and Site Application S-23-016**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence on Property Zoned R-1:8. APN 532-09-029. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.**

**Property Owner: Steve Bamberger and Susan McGovern**  
**Applicant: Eric Beckstrom**

**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 the demolition of existing structures:**

- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing residence:
  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 complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

**Required compliance with the Residential Design Guidelines:**

- The project complies with the Residential Design Guidelines.

EXHIBIT 2

## **CONSIDERATIONS**

### **Required considerations in review of Architecture and Site applications:**

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.