

PLANNING COMMISSION – April 27, 2022
REQUIRED FINDINGS:

280 Carlton Avenue
Minor Residential Application MR-22-002

Requesting Approval for Construction of a Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. APN 424-16-067.

PROPERTY OWNER: Rada and Mihailo Despotovic.
APPLICANT: Shlomi Caspi.
PROJECT PLANNERS: Savannah Van Akin and Ryan Safty

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 or Conversion of Small Structures.

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. The Town's Consulting Architect has reviewed the proposal and determined that if all recommendations are met, the proposed house would be designed in a way that meets the Town's Residential Design Guidelines. The applicant addressed all the Consulting Architect's recommendations. While the proposed home is within a predominately single-story neighborhood, it would be the third second story home in the neighborhood, would have the second largest FAR, would have the fourth largest square footage, and would be the second tallest home.

EXHIBIT 2

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