

PLANNING COMMISSION – November 21, 2022
REQUIRED FINDINGS & CONSIDERATIONS FOR:

400 Surmont Drive

Architecture and Site Applications S-21-004 and S-21-023

Requesting Approval for Construction of a Shared Driveway, Two New Single-Family Residences to Exceed the Maximum Height for Visible Homes in the Hillside, and Site Work Requiring a Grading Permit on Vacant Property Zoned HR-2½. APN 527-20-003.

PROPERTY OWNER: Sandra K. Anderson, TTE.

APPLICANT: Studio 3 Design.

FINDINGS

Required finding for CEQA:

- A Notice of Exemption (NOE) was prepared for the previous subdivision and subsequent construction of a driveway and two new single-family residences in 2020. The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction, and consistent with the previously prepared NOE.

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 Hillside Development Standards and Guidelines:

- The project complies with the Hillside Development Standards and Guidelines (HDS&G), with requested exceptions for maximum allowed height of visible homes in the hillside, maximum height of the lowest finished floor of a structure above existing grade, maximum cut for the rear yard areas adjacent to each proposed home, maximum cut and fill for the shared driveway and fire turnaround areas, and maximum retaining wall heights.

Required compliance with the Hillside Specific Plan:

- As required, the project complies with the Hillside Specific Plan.

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.

EXHIBIT 2

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