

PLANNING COMMISSION – July 12, 2023
REQUIRED FINDINGS & CONSIDERATIONS FOR:

15977 Shannon Road
Architecture and Site Application S-20-017

Requesting Approval to Exceed the Maximum Height of a Visible Home in the Hillside for an Addition to an Existing Single-Family Residence; to Construct an Accessory Building with a Combined Gross Floor Area Greater than 450 Square Feet, but Less Than 600 Square Feet; and for Site Improvements Requiring a Grading Permit on Property Zoned HR-1. APN 529-01-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

PROPERTY OWNER: JART, LLC
APPLICANT: Tom Sloan

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 15301: Existing Facilities.

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 two exceptions including: (1) exceeding the maximum allowable building height of a visible home for an addition to an existing single-family residence because the renovation results in an overall reduction in the building's existing height; and (2) exceeding the maximum allowed fill for driveways in order to accommodate the required fire truck turn around.

Required compliance with the Hillside Specific Plan:

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

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.

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