

**PLANNING COMMISSION –February 24, 2021
REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**16666 Topping Way
Architecture and Site Application S-19-044**

Requesting Approval for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. APN 532-09-018. Architecture and Site Application S-19-044.

**PROPERTY OWNER/APPLICANT: Arthur Lin.
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 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 two-family residence will be replaced.
 2. The existing structure has no architectural or historical significance and is in poor condition.
 3. The property owner does not desire to maintain the structures as they exist; 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).

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 who made recommendations to increase the consistency of the project with the Residential Design Guidelines related to materials, window forms, and detailing.

The applicant responded by incorporating the recommendations of the Town's Consulting Architect into the development plans.

- The project is not the largest for FAR and is not the first two-story residence in the immediate neighborhood. The project is the largest by floor area in the immediate neighborhood and the applicant has provided justification citing the large lot size, transitional nature of the neighborhood, and a FAR consistent with homes constructed more recently.

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.