

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

14300 Lora Drive

Architecture and Site Application S-20-019

Requesting Approval for Demolition of an Existing Detached Garage and for Construction of a New Single-Family Residence on Property Zoned R-1:8. APN 409-15-028. Architecture and Site Application S-20-019.

PROPERTY OWNER: Amrito Chaube

APPLICANT: Krislani Mulia

PROJECT PLANNER: Jocelyn Shoopman

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 a detached structure:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of the detached structure:
 1. The Town's housing stock will be maintained as the existing single-family residence will not be demolished and the detached garage will be reconstructed.
 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 structure as it exists; and
 4. The economic utility of the structure 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 for increasing the compatibility of the project with the neighborhood in terms of style, massing, and scale. The applicant responded to the recommendations of the Town's Consulting Architect by revising the materials, roof forms, massing, and architectural details of the home.
- The project is not the largest for FAR and is not the first two-story residence in the neighborhood.

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.