

PLANNING COMMISSION – August 23, 2023
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16220 Harwood Road
Architecture and Site Application S-22-036

Consider an Appeal of a Development Review Committee Decision to Approve Construction of a New Single-Family Residence for Lot B On Property Zoned R-1:10. Located at 16220 Harwood Road, Lot B. APN 567-18-076. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.

PROPERTY OWNER: Majid Mohazzab

APPLICANT: Cherine Bassal

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 15303: New Construction.

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. The applicant addressed each of the Town's Consulting Architect recommendations. The proposed project has been found to be compatible with the Residential Design Guidelines and well designed to fit into the immediate 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.

EXHIBIT 2

***This Page
Intentionally
Left Blank***