

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

232 Danville Drive
Architecture and Site Application S-22-041

Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence Requiring a Grading Permit on Property Zoned R-1:8. Located at 232 Danville Drive. APN 523-43-035. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

PROPERTY OWNER: Cung Pham and Bien Vo.
APPLICANT: D&Z Design Associates, Inc.
PROJECT PLANNER: Savannah Van Akin.

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 or Conversion of Small Structures.

Required finding for the demolition of a single-family residence:

- 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 single-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).

EXHIBIT 2

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.

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.