

**PLANNING COMMISSION – July 22, 2020**  
**REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**146 Robin Way**  
**Architecture and Site Application S-19-043**

**Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-1:10. APN 532-12-015.**

**PROPERTY OWNER: Mehrdad & Leila Dehkordi**  
**APPLICANT: Gary Kohlsaat**  
**PROJECT PLANNER: Diego Mora**

**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 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 structures have no architectural or historical significance, and are 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 Residential Design Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.
- The project is in compliance with the Residential Design Guidelines, and the applicant has further revised the design to respond to the concerns of the neighbors by lowering the height, replacing the flat roof parapet over the front bay with a gable, and changing the materials to warmer colors. The project is not the largest for FAR in the neighborhood, meets the objective standards of the zoning code, is a single-story transitional style

compatible with the ranch houses in the neighborhood in terms of massing and scale, and was reviewed by the consulting architect and the applicant responded to the recommendations.

## **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.