

PLANNING COMMISSION – July 13, 2022
REQUIRED FINDINGS AND CONSIDERATIONS:

16484 S. Kennedy Road (Parcel 2)
Architecture and Site Application S-21-032

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 HR-1. APN 532-20-012.

PROPERTY OWNER: Justin Reilly
APPLICANT: Robin McCarthy, Architect
PROJECT PLANNER: Sean Mullin.

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 finding for the technical 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 single-family residence will be replaced;
 2. The existing structure has no architectural or historical significance;
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structures was considered.

Required compliance with the Hillside Development Standards and Guidelines:

- The project complies with the Hillside Development Standards and Guidelines.

Required compliance with the Hillside Specific Plan:

- The project complies with the Hillside Specific Plan.

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.