

PLANNING COMMISSION – June 28, 2023
REQUIRED FINDINGS FOR:

473 Wraight Avenue

Minor Residential Development Application MR-22-013

Consider an Appeal of a Community Development Director Decision to Approve a Second-Story Addition to an Existing Single-Family Residence on Property Zoned R-1D. APN 529-06-027.

PROPERTY OWNER/APPLICANT: Vicky Le

APPELLANT: James Woods

PROJECT PLANNER: Ryan Safty

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 who noted that the proposed project is modest in scale with height, bulk, and articulation similar to other homes in the immediate neighborhood. The Consultant recommended two minor design modifications, which the applicant incorporated into their plans.

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