

**PLANNING COMMISSION – June 9, 2021**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**102 Alta Heights Court**  
**Architecture and Site Application S-20-029**

**Requesting Approval for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Front and Side Setbacks on Nonconforming Property Zoned R-1:8. APN 532-29-045.**

**PROPERTY OWNER: Bo Development, LLC.**

**APPLICANT: Eric Beckstrom.**

**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 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), with the exception for setbacks, as described below.

EXHIBIT 2

**Required findings for reduced setbacks on a nonconforming lot:**

- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
  1. The subject property is nonconforming with regard to lot size and width.
  2. The proposed reduced setbacks are compatible with the neighborhood.

**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.
- The project design is in compliance with the Residential Design Guidelines in that the architects have responded to all recommendations from the Town's Consulting Architect by recessing all windows and doors, adjusting the size of the windows on the front elevation and adding clad siding to the front projecting bay for a gentle contrast to the main stucco wall on the front façade, modifying the scale and detail of the garage trellis brackets, refining the spacing and detail of the rear elevation French doors and windows on the second floor, and simplifying the roof forms. The project is not the largest for floor area or FAR in the neighborhood, and meets the objective standards of the zoning code, except for setbacks.

**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.