

REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16668 Shannon Road

Architecture and Site Application S-21-039

Requesting Approval for Technical Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence on Property Zoned R-1:8. APN 532-05-002. PROPERTY OWNERS/APPLICANTS: Peter and Cheri Binkley

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 15301, Existing Facilities and 15303, New Construction.

Required finding for the 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 and is in poor condition.
 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 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. The project was reviewed by the Town's Consulting Architect who noted that the proposed design is well designed with substantial integrity on all sides. The Town's Consulting Architect made recommendations to improve the consistency of the project with the Residential Design Guidelines and the applicant has responded to all recommendations with the exception of using modular driveway paving. The applicant will not be modifying the existing driveway.

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.

***This Page
Intentionally
Left Blank***