

**PLANNING COMMISSION – January 22, 2025**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**176 Loma Alta Avenue**  
**Architecture and Site Application S-24-042**

**Consider a Request for Approval to Demolish of Existing Single-Family Residence, Construct a New Single-Family Residence to Exceed the Floor Area Ratio (FAR) Standards with Reduced Side Yard Setbacks, Construct an Accessory Structure with Reduced Side Yard Setbacks, and Site Improvements Requiring a Grading Permit on a Nonconforming Property Zoned R-1:8. APN 532-28-031. Architecture and Site Application S-24-042. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15303(a): New Construction or Conversion of Small Structures. Property Owner: The Thornberry 2021 Revocable Trust dated November 4, 2021, and The Donald S. Thornberry and Barbara J. Gardner Revocable Living Trust dated December 21, 2010. Applicant: Jay Plett. Project Planner: Maria Chavarin.**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15303(a): New Construction or Conversion of Small Structures.

**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;
  3. The property owner does not desire to maintain the structure as it exists; and
  4. The economic utility of the structure was considered.

**Required finding to exceed floor area ratio (FAR) standards:**

- As required by Section 29.40.075(c) of the Town Code for granting an approval of an exception to the FAR standards:
  1. The design theme, sense of scale, exterior materials, and details of the proposed project are consistent with the provisions of the Landmark and historic Preservation Overlay Zone and the adopted residential development standards;

and

2. The lot coverage, setbacks, and FAR of the proposed project are compatible with the development on surrounding lots.

**Required finding for a setback exception on a nonconforming property:**

- 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.
  2. The side setbacks of the new residence and setbacks for the accessory structure are compatible with the neighborhood.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except the requests to exceed the FAR standards and reduce the required side yard setback for a single-family residence and an accessory structure.

**Required compliance with the Residential Design Guidelines:**

- The project design complies with the Residential Design Guidelines for single-family residences not in the hillside areas. The Town's Consulting Architect has reviewed the proposal, and recommendations were provided to address consistency with the immediate neighborhood to which the applicant responded through design revisions and written justification. While the proposed home would be the largest in floor area and FAR compared to most others in the immediate neighborhood, the site is also nonconforming as to size and width.

**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.