

**PLANNING COMMISSION – December 11, 2019
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**15925 Quail Hill Drive
Architecture and Site Application S-19-012**

Requesting approval for demolition of an existing single-family residence and detached accessory dwelling unit, and construction of a two-story single-family residence on property zoned HR-1. APN 527-02-007.

**PROPERTY OWNER: John and Allison Diep
APPLICANT: Tom Sloan.**

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 and an accessory dwelling unit:

- 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 and the accessory dwelling unit may be replaced in the future.
 2. The existing structures have no architectural or historical significance, and are 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 not considered.
- As required by Section 29.10.330 of the Town Code for the demolition of existing accessory dwelling unit: The proposed elimination and/or demolition, (without replacement), is consistent with the Town's Housing Element of the General Plan, as the accessory dwelling unit may be replaced in the future.

Required Compliance with Hillside Development Standards and Guidelines (HDS&G):

- The project is in compliance with the Hillside Development Standards and Guidelines with exceptions to building height, maximum cut and fill, and height of retaining walls. The applicant has provided compelling reasons and evidence to support the granting of exceptions to the Hillside Development Standards and Guidelines.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan in that it is a single-family residence being developed on an existing parcel. The proposed development is consistent with the development criteria included in the Specific Plan.

CONSIDERATIONS

Required considerations in review of Architecture & 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.